

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

| |
|--|
| 411/52-54 Osullivan Road, Glen Waverley Vic 3150 |
|--|

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

| |
|-----------|
| \$600,000 |
|-----------|

 &

| |
|-----------|
| \$640,000 |
|-----------|

Median sale price

Median price

| |
|-------------|
| \$1,065,000 |
|-------------|

 Property Type

| |
|------|
| Unit |
|------|

 Suburb

| |
|---------------|
| Glen Waverley |
|---------------|

Period - From

| |
|------------|
| 01/10/2023 |
|------------|

 to

| |
|------------|
| 30/09/2024 |
|------------|

 Source

| |
|------|
| REIV |
|------|

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|---|-----------|--------------|
| 1 | 215/52-54 Osullivan Rd GLEN WAVERLEY 3150 | \$602,000 | 04/10/2024 |
| 2 | 415/52 Osullivan Rd GLEN WAVERLEY 3150 | \$602,000 | 04/10/2024 |
| 3 | 918/52 Osullivan Rd GLEN WAVERLEY 3150 | \$630,000 | 02/10/2024 |

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

| |
|------------------|
| 04/12/2024 11:11 |
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