

## 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

201/263A SPRINGVALE ROAD GLEN WAVERLEY VIC 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$881,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

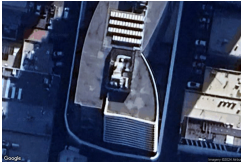
Date of sale

918/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$630,000	02-Oct-24
706/54 MONTCLAIR AVENUE GLEN WAVERLEY VIC 3150	\$667,000	10-Oct-24
211/25 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$690,000	21-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 04 December 2024



**918/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150** Sold Price **\$630,000** Sold Date **02-Oct-24**

 2  2  -

Distance **0.06km**



**706/54 MONTCLAIR AVENUE GLEN WAVERLEY VIC 3150** Sold Price **\$667,000** Sold Date **10-Oct-24**

 2  1  1

Distance **0.31km**



**211/25 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150** Sold Price **\$690,000** Sold Date **21-Oct-24**

 2  2  1

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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