

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

1005/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150

Indicative selling price

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

Single Price

or range
between

\$655,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Apr 2023

to

31 Mar 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

803/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$700,000	06-Dec-23
410/25 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$730,000	19-Feb-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: 15 April 2024



**803/52-54 OSULLIVAN ROAD
GLEN WAVERLEY VIC 3150**

2 2 1

Sold Price **\$700,000** Sold Date **06-Dec-23**

Distance **0.04km**



**410/25 OSULLIVAN ROAD GLEN
WAVERLEY VIC 3150**

2 2 1

Sold Price **\$730,000** Sold Date **19-Feb-24**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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