

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

813/52-54 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

\$480,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$848,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Jul 2023

to

30 Jun 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

402/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$470,000	11-Jun-23
212/25 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$480,000	29-Apr-23

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.

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**402/52-54 OSULLIVAN ROAD
GLEN WAVERLEY VIC 3150**

1 1 1

Sold Price **\$470,000** Sold Date **11-Jun-23**

Distance **0km**



**212/25 OSULLIVAN ROAD GLEN
WAVERLEY VIC 3150**

1 1 1

Sold Price **\$480,000** Sold Date **29-Apr-23**

Distance **0.31km**

RS = Recent sale UN = Undisclosed Sale

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