

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

202/52-54 Osullivan Road, Glen Waverley Vic 3150

Indicative selling price

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

Single price \$410,000

Median sale price

Median price \$802,500

Property Type Unit

Suburb Glen Waverley

Period - From 27/03/2024

to 26/03/2025

Source Property Data

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	1413/52 OSullivan Rd GLEN WAVERLEY 3150	\$438,888	26/10/2024
2			
3			

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:

27/03/2025 16:53

Freeman Li
03 9803 0400
0421 780 286
fli@barryplant.com.au

Indicative Selling Price
\$410,000

Median Unit Price

27/03/2024 - 26/03/2025: \$802,500



 1  

Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties

1413/52 OSullivan Rd GLEN WAVERLEY 3150 (VG)

Agent Comments

 2  -  -

Price: \$438,888
Method: Sale
Date: 26/10/2024
Property Type: Strata Unit/Flat

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.