# 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 betweer	\$520,000		&		\$550,000				
Median sale price									
Median price	\$955,500	Pro	operty Type	Unit			Suburb	Glen Waverley	
Period - From	01/01/2025	to	31/03/2025	1	So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	13/1 Frank St GLEN WAVERLEY 3150	\$520,000	10/04/2025
2	103/24 Bogong Av GLEN WAVERLEY 3150	\$536,666	02/01/2025
3			

OR

**B**<sup>\*</sup> 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:

29/04/2025 15:02









**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$520,000 - \$550,000 Median Unit Price March quarter 2025: \$955,500

# **Comparable Properties**

13/1 Frank St GLEN WAVERLEY 3150 (REI)   1   1   Price: \$520,000   Method: Private Sale   Date: 10/04/2025   Property Type: Apartment	Agent Comments
103/24 Bogong Av GLEN WAVERLEY 3150 (REI/VG) 2 2 2 1 Price: \$536,666 Method: Private Sale Date: 02/01/2025 Property Type: Apartment	Agent Comments

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.

#### Account - Barry Plant | P: 03 9803 0400



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