

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

1202/25 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

\$880,000

&

\$968,000

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

1005/23 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$1,188,000	26-Oct-23
612/2 SNEDDEN DRIVE GLEN WAVERLEY VIC 3150	\$820,000	18-Dec-23
1006/2 SNEDDEN DRIVE GLEN WAVERLEY VIC 3150	\$840,000	20-Dec-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.~~

This Statement of Information was prepared on: 09 April 2024



**1005/23 OSULLIVAN ROAD GLEN
WAVERLEY VIC 3150**

3 2 2

Sold Price

\$1,188,000

Sold Date

26-Oct-23

Distance

0km



**612/2 SNEDDEN DRIVE GLEN
WAVERLEY VIC 3150**

2 2 -

Sold Price

\$820,000

Sold Date

18-Dec-23

Distance

0km



**1006/2 SNEDDEN DRIVE GLEN
WAVERLEY VIC 3150**

2 - -

Sold Price

\$840,000

Sold Date

20-Dec-23

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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