

## 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

1211/25 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150

### Indicative selling price

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

Single Price

or range  
between

\$770,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,001,000

Property type

Land

Suburb

Glen Waverley

Period-from

01 May 2023

to

30 Apr 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

1011/23 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$770,000	04-Mar-24
301/25 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$769,000	13-Mar-24
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: 29 May 2024

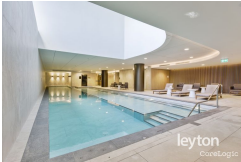


**1011/23 OSULLIVAN ROAD GLEN  
WAVERLEY VIC 3150**

3 2 1

Sold Price **\$770,000** Sold Date **04-Mar-24**

Distance **0km**



**301/25 OSULLIVAN ROAD GLEN  
WAVERLEY VIC 3150**

3 2 1

Sold Price **\$769,000** Sold Date **13-Mar-24**

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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