

# 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

1419/52-54 O'Sullivan 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)

Range between \$600,000 & \$660,000

### Median sale price

Median price \$770,000 Property Type Unit Suburb Glen Waverley

Period - From 22/03/2023 to 21/03/2024 Source 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 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	803/52-54 Osullivan Rd GLEN WAVERLEY 3150	\$700,000	11/12/2023
2	603/52-54 Osullivan Rd GLEN WAVERLEY 3150	\$635,000	27/02/2024
3	1220/52-54 Osullivan Rd GLEN WAVERLEY 3150	\$615,000	04/11/2023

**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:

22/03/2024 10:33



**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$600,000 - \$660,000

**Median Unit Price**

22/03/2023 - 21/03/2024: \$770,000

## Comparable Properties



**803/52-54 Osullivan Rd GLEN WAVERLEY  
3150 (REI)**

Agent Comments



**Price:** \$700,000

**Method:** Private Sale

**Date:** 11/12/2023

**Property Type:** Apartment



**603/52-54 Osullivan Rd GLEN WAVERLEY  
3150 (REI)**

Agent Comments



**Price:** \$635,000

**Method:** Private Sale

**Date:** 27/02/2024

**Property Type:** Apartment



**1220/52-54 Osullivan Rd GLEN WAVERLEY  
3150 (REI)**

Agent Comments



**Price:** \$615,000

**Method:** Auction Sale

**Date:** 04/11/2023

**Property Type:** Apartment