

## 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

312/52-54 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

\$608,000

&

\$638,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$868,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Jul 2022

to

30 Jun 2023

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

1112/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$605,000	19-Apr-23
1319/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$623,000	30-Jan-23
1216/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$623,000	27-Feb-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: 19 July 2023

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**1112/52-54 OSULLIVAN ROAD  
GLEN WAVERLEY VIC 3150**

 2  2  1

Sold Price **\$605,000** Sold Date **19-Apr-23**

Distance **0km**



**1319/52-54 OSULLIVAN ROAD  
GLEN WAVERLEY VIC 3150**

 2  2  1

Sold Price **\$623,000** Sold Date **30-Jan-23**

Distance **0km**



**1216/52-54 OSULLIVAN ROAD  
GLEN WAVERLEY VIC 3150**

 2  2  1

Sold Price Sold Date **27-Feb-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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