

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

415/52-54 O'Sullivan Rd, Glen Waverley Vic 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$595,000 & \$635,000

Median sale price

Median price \$779,800 Property Type Unit Suburb Glen Waverley

Period - From 17/06/2023 to 16/06/2024 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	603/52-54 Osullivan Rd GLEN WAVERLEY 3150	\$635,000	27/02/2024
2	1419/52-54 Osullivan Rd GLEN WAVERLEY 3150	\$625,000	06/05/2024
3	205/52-54 Osullivan Rd GLEN WAVERLEY 3150	\$570,000	20/05/2024

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:

17/06/2024 20:24

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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$595,000 - \$635,000
Median Unit Price
17/06/2023 - 16/06/2024: \$779,800

Comparable Properties



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

Agent Comments



Price: \$635,000
Method: Private Sale
Date: 27/02/2024
Property Type: Apartment



1419/52-54 Osullivan Rd GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$625,000
Method: Private Sale
Date: 06/05/2024
Property Type: Unit



205/52-54 Osullivan Rd GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$570,000
Method: Private Sale
Date: 20/05/2024
Property Type: Apartment