

## 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

811/25 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

\$690,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$872,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Jun 2023

to

31 May 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

311/25 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$726,000	20-Mar-24
511/25 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$744,000	08-Jan-24
611/25 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$752,000	11-Jan-24

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: 05 June 2024



**311/25 OSULLIVAN ROAD GLEN  
WAVERLEY VIC 3150**

2 - -

Sold Price **\$726,000** Sold Date **20-Mar-24**

Distance **0km**



**511/25 OSULLIVAN ROAD GLEN  
WAVERLEY VIC 3150**

2 - -

Sold Price **\$744,000** Sold Date **08-Jan-24**

Distance **0km**



**611/25 OSULLIVAN ROAD GLEN  
WAVERLEY VIC 3150**

2 - -

Sold Price **\$752,000** Sold Date **11-Jan-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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