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	312/23 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150

Indicative selling price

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

~~Single Price~~		or range between	$700,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,608,750	Property type	Other	Suburb	Glen Waverley
Period-from	01 May 2021	to	30 Apr 2022	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
607/23 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	$728,000	01-Dec-21
912/23 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	$731,500	08-Feb-22

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: 16 May 2022

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607/23 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150

- - -

Sold Price **$728,000** Sold Date **01-Dec-21**

Distance **-**



912/23 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150

- - -

Sold Price **$731,500** Sold Date **08-Feb-22**

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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