

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 417/52-54 O'Sullivan 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 \$640,000

Median sale price

Median price \$936,000

Property type Unit

Suburb Glen Waverley

Period - From 1/07/2019

to

30/09/2019

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 1217/52 O'Sullivan Road, Glen Waverley, Vic 3150	\$565,888	15/11/2019
2 4/2-4 Blair Road, Glen Waverley, Vic 3150	\$633,000	08/06/2019
3 908/39-55 Kingsway, Glen Waverley, Vic 3150	\$576,000	02/07/2019

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: 20/11/2019 18:01