

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 409/52 Osullivan Road, Glen Waverley VIC 3150

Indicative selling price

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

Single price \$*668,888

Median sale price

Median price \$614,000 Property type *Apartment* Suburb Glen Waverley

Period - From 1 Jul 2018 to 30 Jul 2019 Source Realestate.com.au

Comparable property sales

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
1 908/39-55 Kingsway, Glen Waverley, Vic 3150	\$576,000	02 Jul 2019
2	\$	
3	\$	

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: 10/09/2019