

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

227-235 Springvale 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

\$815,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$876,500

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Sep 2019

to

31 Aug 2020

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

1309/52-54 Osullivan Road Glen Waverley VIC 3150	\$695,000	06-Mar-20
807/52-54 Osullivan Road Glen Waverley VIC 3150	\$682,000	02-Jan-20
3/55 Muir Street Mount Waverley VIC 3149	\$685,000	06-Jul-19

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: 10 September 2020



1309/52-54 Osullivan Road Glen Waverley VIC 3150

 2  2  1

Sold Price

\$695,000

Sold Date **06-Mar-20**

Distance **0.29km**



807/52-54 Osullivan Road Glen Waverley VIC 3150

 2  2  1

Sold Price

\$682,000

Sold Date **02-Jan-20**

Distance **0.29km**



3/55 Muir Street Mount Waverley VIC 3149

 2  2  1

Sold Price

\$685,000

Sold Date **06-Jul-19**

Distance **2.64km**

RS = Recent sale

UN = Undisclosed Sale

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