

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

2/52 ROSE AVENUE 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

\$1,690,000

&

\$1,790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$881,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Dec 2023

to

30 Nov 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

2/12 KALONGA COURT GLEN WAVERLEY VIC 3150	\$1,628,866	02-Jul-24
1/48 DANIEN STREET GLEN WAVERLEY VIC 3150	\$1,708,888	28-Sep-24
1/57 CAMPBELL STREET GLEN WAVERLEY VIC 3150	\$1,790,000	13-Jul-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: 02 December 2024



**2/12 KALONGA COURT GLEN
WAVERLEY VIC 3150**

 4  3  2

Sold Price **\$1,628,866** Sold Date **02-Jul-24**

Distance **1.87km**



**1/48 DANIEN STREET GLEN
WAVERLEY VIC 3150**

 3  2  2

Sold Price ^{RS} **\$1,708,888** Sold Date **28-Sep-24**

Distance **1.24km**



**1/57 CAMPBELL STREET GLEN
WAVERLEY VIC 3150**

 4  3  2

Sold Price **\$1,790,000** Sold Date **13-Jul-24**

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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