

## 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

G02/24 BOGONG AVENUE GLEN WAVERLEY VIC 3150

### Indicative selling price

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

Single Price

or range  
between

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$885,000

Property type

Unit

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

913/39 KINGSWAY GLEN WAVERLEY VIC 3150	\$600,000	09-May-22
315/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$586,000	12-Dec-21
905/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$600,000	24-Jan-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: 11 May 2022



**913/39 KINGSWAY GLEN  
WAVERLEY VIC 3150**

2 2 1

Sold Price

<sup>RS</sup> **\$600,000** Sold Date **09-May-22**

Distance **0.28km**



**315/52-54 OSULLIVAN ROAD GLEN  
WAVERLEY VIC 3150**

2 2 1

Sold Price

**\$586,000** Sold Date **12-Dec-21**

Distance **0.44km**



**905/52-54 OSULLIVAN ROAD  
GLEN WAVERLEY VIC 3150**

2 2 1

Sold Price

**\$600,000** Sold Date **24-Jan-22**

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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