

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

1/52 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

\$1,630,000

&

\$1,760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$876,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Feb 2024

to

31 Jan 2025

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

1/48 DANIEN STREET GLEN WAVERLEY VIC 3150	\$1,708,888	28-Sep-24
1/38 ILLUKA CRESCENT MOUNT WAVERLEY VIC 3149	\$1,705,000	29-Aug-24
13-15 AMBER GROVE MOUNT WAVERLEY VIC 3149	\$1,620,000	14-Dec-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: 04 February 2025



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

 3  2  2

Sold Price **\$1,708,888** Sold Date **28-Sep-24**

Distance **1.24km**



**1/38 ILLUKA CRESCENT MOUNT
WAVERLEY VIC 3149**

 4  3  2

Sold Price ^{RS} **\$1,705,000** Sold Date **29-Aug-24**

Distance **1.67km**



**13-15 AMBER GROVE MOUNT
WAVERLEY VIC 3149**

 4  4  2

Sold Price ^{RS} **\$1,620,000** Sold Date **14-Dec-24**

Distance **2.4km**

RS = Recent sale

UN = Undisclosed Sale

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