

## 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

1/2 Bridget Street 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

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$836,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Jul 2020

to

30 Jun 2021

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

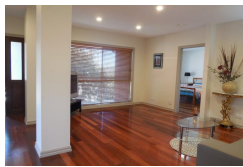
Date of sale

1/99 Bogong Avenue Glen Waverley VIC 3150	\$1,295,000	22-May-21
2/31-33 Rob Roy Street Glen Waverley VIC 3150	\$1,238,000	14-Jul-21
1/16 Kwinana Street Glen Waverley VIC 3150	\$1,180,000	20-Mar-21

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: 27 July 2021



**1/99 Bogong Avenue Glen Waverley VIC 3150**

5 3 2

Sold Price <sup>RS</sup> **\$1,295,000** Sold Date **22-May-21**

Distance **0.46km**



**2/31-33 Rob Roy Street Glen Waverley VIC 3150**

4 3 2

Sold Price <sup>RS</sup> **\$1,238,000** Sold Date **14-Jul-21**

Distance **0.89km**



**1/16 Kwinana Street Glen Waverley VIC 3150**

5 2 2

Sold Price **\$1,180,000** Sold Date **20-Mar-21**

Distance **1.76km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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