

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

1/107 BOGONG 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

\$850,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$868,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Jul 2022

to

30 Jun 2023

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

10/143-149 COLEMAN PARADE GLEN WAVERLEY VIC 3150	\$870,000	28-Feb-23

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: 25 July 2023



**10/143-149 COLEMAN PARADE
GLEN WAVERLEY VIC 3150**

 2  1  1

Sold Price

\$870,000

Sold Date

28-Feb-23

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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