

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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Aug 2023

to

31 Jul 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

6/33 KAURI GROVE GLEN WAVERLEY VIC 3150	\$785,000	15-Feb-24
6/20-24 WINGATE AVENUE MOUNT WAVERLEY VIC 3149	\$778,000	11-Jul-24
1/4 JOYCE AVENUE GLEN WAVERLEY VIC 3150	\$811,000	29-Jun-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: 13 August 2024

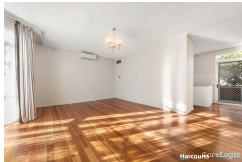


**6/33 KAURI GROVE GLEN
WAVERLEY VIC 3150**

 2  1  1

Sold Price **\$785,000** Sold Date **15-Feb-24**

Distance **0.81km**



**6/20-24 WINGATE AVENUE
MOUNT WAVERLEY VIC 3149**

 2  1  1

Sold Price ^{RS} **\$778,000** ^{UN} Sold Date **11-Jul-24**

Distance **1km**



**1/4 JOYCE AVENUE GLEN
WAVERLEY VIC 3150**

 2  1  1

Sold Price ^{RS} **\$811,000** Sold Date **29-Jun-24**

Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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