

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,750,000

&

\$1,925,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,671,000

Property type

Other

Suburb

Glen Waverley

Period-from

01 Jan 2024

to

31 Dec 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

2/52 ROSE AVENUE GLEN WAVERLEY VIC 3150	\$1,860,000	10-Jan-25
17 MONTGOMERY AVENUE MOUNT WAVERLEY VIC 3149	\$1,927,779	25-Jul-24
2/47 ROSE AVENUE GLEN WAVERLEY VIC 3150	\$1,820,000	07-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: 22 January 2025



**2/52 ROSE AVENUE GLEN  
WAVERLEY VIC 3150**

 4  4  2

Sold Price <sup>RS</sup> **\$1,860,000** Sold Date **10-Jan-25**

Distance **0.01km**



**17 MONTGOMERY AVENUE MOUNT  
WAVERLEY VIC 3149**

 4  3  2

Sold Price <sup>RS</sup> **\$1,927,779**<sup>UN</sup> Sold Date **25-Jul-24**

Distance **1.09km**



**2/47 ROSE AVENUE GLEN  
WAVERLEY VIC 3150**

 4  3  1

Sold Price <sup>RS</sup> **\$1,820,000**<sup>UN</sup> Sold Date **07-Dec-24**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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