

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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$886,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Feb 2023

to

31 Jan 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

2/8 MELALEUCA DRIVE GLEN WAVERLEY VIC 3150	\$880,000	30-Nov-23
1/20 TOBIAS AVENUE GLEN WAVERLEY VIC 3150	\$890,000	21-Oct-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: 20 February 2024



**2/8 MELALEUCA DRIVE GLEN
WAVERLEY VIC 3150**

2 1 1

Sold Price **\$880,000** Sold Date **30-Nov-23**

Distance **0.68km**



**1/20 TOBIAS AVENUE GLEN
WAVERLEY VIC 3150**

2 1 1

Sold Price **\$890,000** Sold Date **21-Oct-23**

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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