

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

1/82 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

\$1,650,000

&

\$1,815,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$935,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 May 2024

to

30 Apr 2025

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

2/47 ROSE AVENUE GLEN WAVERLEY VIC 3150	\$1,820,000	09-Dec-24
1/21-23 ANGUS DRIVE GLEN WAVERLEY VIC 3150	\$1,601,600	26-Dec-24
15 MORRISON COURT MOUNT WAVERLEY VIC 3149	\$1,710,000	08-Feb-25

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: 26 May 2025



2/47 ROSE AVENUE GLEN WAVERLEY VIC 3150

4 3 1

Sold Price **\$1,820,000** Sold Date **09-Dec-24**

Distance **0.86km**

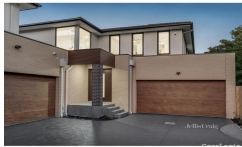


1/21-23 ANGUS DRIVE GLEN WAVERLEY VIC 3150

4 3 2

Sold Price **\$1,601,600** Sold Date **26-Dec-24**

Distance **1.62km**



15 MORRISON COURT MOUNT WAVERLEY VIC 3149

4 3 2

Sold Price ^{RS} **\$1,710,000** Sold Date **08-Feb-25**

Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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