

## 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

91 BOGONG 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

\$1,800,000

&

\$1,980,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,720,500

Property type

House

Suburb

Glen Waverley

Period-from

01 Jun 2023

to

31 May 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

14 LITTLE STREET GLEN WAVERLEY VIC 3150	\$1,770,000	17-Mar-24
9B JOYCE AVENUE GLEN WAVERLEY VIC 3150	\$1,905,500	02-Mar-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: 20 June 2024

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## 14 LITTLE STREET GLEN WAVERLEY VIC 3150

3 2 2

Sold Price <sup>RS</sup> **\$1,770,000** Sold Date **17-Mar-24**

Distance **1.03km**



## 9B JOYCE AVENUE GLEN WAVERLEY VIC 3150

5 3 2

Sold Price **\$1,905,500** Sold Date **02-Mar-24**

Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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