

## 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

1/112 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

\$950,000

&

\$1,040,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Nov 2018

to

31 Oct 2019

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

2/71 Windella Crescent Glen Waverley VIC 3150	\$1,016,800	09-Sep-19
4/745 Waverley Road Glen Waverley VIC 3150	\$940,000	28-Aug-19
2/294 Blackburn Road Glen Waverley VIC 3150	\$1,075,000	04-Jul-19

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: 10 November 2019



**2/71 Windella Crescent Glen Waverley VIC 3150**

 4  2  2

Sold Price <sup>RS</sup> **\$1,016,800** Sold Date **09-Sep-19**

Distance **1.2km**



**4/745 Waverley Road Glen Waverley VIC 3150**

 3  2  2

Sold Price <sup>RS</sup> **\$940,000** Sold Date **28-Aug-19**

Distance **1.48km**



**2/294 Blackburn Road Glen Waverley VIC 3150**

 4  2  2

Sold Price **\$1,075,000** Sold Date **04-Jul-19**

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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