

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 2/12 Glenice Avenue, Blackburn South Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000 & \$1,250,000

Median sale price

Median price \$883,750 Property Type Unit Suburb Blackburn South

Period - From 01/10/2023 to 31/12/2023 Source REIV

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 six 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
1	2/316 Middleborough Rd BLACKBURN 3130	\$1,305,000	10/02/2024
2	3 Muyan Cirt BURWOOD 3125	\$1,200,000	08/02/2024
3	3/45-47 Greenwood St BURWOOD 3125	\$1,040,000	09/03/2024

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 six months.~~

This Statement of Information was prepared on: 09/04/2024 14:00



4 3 2

Property Type: House (Res)

Land Size: 231 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,250,000

Median Unit Price

December quarter 2023: \$883,750

Comparable Properties



2/316 Middleborough Rd BLACKBURN 3130 (REI)

Agent Comments

4 3 2

Price: \$1,305,000

Method: Auction Sale

Date: 10/02/2024

Property Type: Townhouse (Res)

Land Size: 321 sqm approx

3 Muyan Cirt BURWOOD 3125 (VG)

Agent Comments

4 - -

Price: \$1,200,000

Method: Sale

Date: 08/02/2024

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Dwelling



3/45-47 Greenwood St BURWOOD 3125 (REI)

Agent Comments

4 2 2

Price: \$1,040,000

Method: Auction Sale

Date: 09/03/2024

Property Type: Townhouse (Res)

Account - Barry Plant | P: (03) 9431 1243