Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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
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Median sale price

Median price	\$883,750	Pro	perty 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

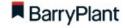
Add	dress of comparable property	Price	Date of sale
1	2/316 Middleborough Rd BLACKBURN 3130	\$1,305,000	10/02/2024
2	3 Muyan Cirt BURWOOD 3125	\$1,200,000	08/02/2024
3	3/45-47 Greenwood St BURWOOD 3125	\$1,040,000	09/03/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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)

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Price: \$1,305,000 **Method:** Auction Sale **Date:** 10/02/2024

Property Type: Townhouse (Res) **Land Size:** 321 sqm approx

Agent Comments

3 Muyan Cirt BURWOOD 3125 (VG)

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Price: \$1,200,000

Method: Sale **Date:** 08/02/2024

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Dwelling

Agent Comments

Agent Comments

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







Price: \$1,040,000 **Method:** Auction Sale **Date:** 09/03/2024

Property Type: Townhouse (Res)

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





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