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 $1,100,000 & $1,200,000

Median sale price

Median price $950,000 Property Type Unit Suburb Blackburn South

Period - From 29/04/2023 to 28/04/2024 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	3/45-47 Greenwood St BURWOOD 3125	$1,040,000	09/03/2024
2	2/316 Middleborough Rd BLACKBURN 3130	$1,305,000	10/02/2024
3	3 Muyan Cirt BURWOOD 3125	$1,200,000	08/02/2024

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: 29/04/2024 11:56

2/12 Glenice Avenue, Blackburn South Vic 3130



4 3 1

Property Type: Townhouse
Land Size: 231 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Unit Price
29/04/2023 - 28/04/2024: $950,000

Comparable Properties



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

4 2 2

Price: $1,040,000
Method: Auction Sale
Date: 09/03/2024
Property Type: Townhouse (Res)

Agent Comments



2/316 Middleborough Rd BLACKBURN 3130 (REI)

4 3 2

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)

4 - -

Price: $1,200,000
Method: Sale
Date: 08/02/2024
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Dwelling

Agent Comments

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

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