

# 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

15 Glenice Avenue, Blackburn South Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,106,000

Property Type House

Suburb Blackburn South

Period - From 11/12/2019

to

10/12/2020

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.

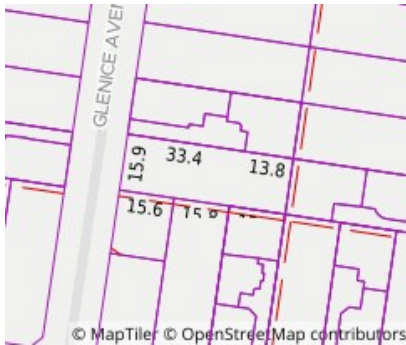
|   | Address of comparable property    | Price       | Date of sale |
|---|-----------------------------------|-------------|--------------|
| 1 | 48 Neville St BOX HILL SOUTH 3128 | \$1,162,000 | 02/12/2020   |
| 2 | 49 Jenner St BLACKBURN SOUTH 3130 | \$1,160,000 | 28/11/2020   |
| 3 | 16 Reuben Ct BLACKBURN SOUTH 3130 | \$1,107,000 | 19/06/2020   |

**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:

11/12/2020 09:38



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 750 sqm approx

**Agent Comments**

## Comparable Properties



**48 Neville St BOX HILL SOUTH 3128 (REI)**

**Agent Comments**



**Price:** \$1,162,000

**Method:** Sold Before Auction

**Date:** 02/12/2020

**Property Type:** House (Res)

**Land Size:** 766 sqm approx



**49 Jenner St BLACKBURN SOUTH 3130 (REI)**

**Agent Comments**



**Price:** \$1,160,000

**Method:** Auction Sale

**Date:** 28/11/2020

**Property Type:** House (Res)

**Land Size:** 603 sqm approx



**16 Reuben Ct BLACKBURN SOUTH 3130 (REI/VG)**

**Agent Comments**



**Price:** \$1,107,000

**Method:** Private Sale

**Date:** 19/06/2020

**Property Type:** House

**Land Size:** 847 sqm approx