# 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

28 Cootamundra Crescent, Blackburn Vic 3130

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	en \$1,600,000		&		\$1,700,000				
Median sale price									
Median price	\$1,760,000	Pro	operty Type	Vac	ant land		Suburb	Blackburn	
Period - From	13/11/2022	to	12/11/2023		So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	31 Gardenia St BLACKBURN 3130	\$1,880,000	02/09/2023
2	21 Stanley Gr BLACKBURN 3130	\$1,631,300	24/10/2023
3	55 Main St BLACKBURN 3130	\$1,522,000	07/10/2023

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:

13/11/2023 09:55









**Property Type:** House **Land Size:** 1093 sqm approx Agent Comments Indicative Selling Price \$1,600,000 - \$1,700,000 Median Land Price 13/11/2022 - 12/11/2023: \$1,760,000

# **Comparable Properties**

31 Gardenia St BLACKBURN 3130 (REI) 4 1 3 Price: \$1,880,000 Method: Auction Sale Date: 02/09/2023 Property Type: House (Res) Land Size: 961 sqm approx	Agent Comments Slightly Smaller block in a slightly better location. — The house is in better condition.
21 Stanley Gr BLACKBURN 3130 (REI) 3  1  2 Price: \$1,631,300 Method: Private Sale Date: 24/10/2023 Property Type: House (Res) Land Size: 892 sqm approx	Agent Comments Slightly less favorable position, the dwelling is in better condition. Smaller block.
55 Main St BLACKBURN 3130 (REI) 3 2 4 Price: \$1,522,000 Method: Auction Sale Date: 07/10/2023 Property Type: House (Res) Land Size: 817 sqm approx	Agent Comments On a main road, smaller block.

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





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