

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,700,000

### Median sale price

Median price \$1,760,000 Property Type Vacant land Suburb Blackburn

Period - From 13/11/2022 to 12/11/2023 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	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)**



**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)**



**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)**



**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.

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