

# 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

3/40 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$820,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$878,000

Property type

Townhouse

Suburb

Blackburn

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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 6 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

6/460 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130	\$885,000	16-Dec-23
5/9 VENTURA STREET BLACKBURN NORTH VIC 3130	\$865,000	09-Jan-24
5/29-31 BLACKBURN ROAD BLACKBURN VIC 3130	\$860,000	13-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 06 May 2024



6/460 MIDDLEBOROUGH ROAD  
BLACKBURN VIC 3130

3 2 2

Sold Price \$885,000 Sold Date 16-Dec-23

Distance 1.42km



5/9 VENTURA STREET  
BLACKBURN NORTH VIC 3130

3 2 -

Sold Price \$865,000 Sold Date 09-Jan-24

Distance 1.24km



5/29-31 BLACKBURN ROAD  
BLACKBURN VIC 3130

3 2 2

Sold Price <sup>RS</sup> \$860,000 <sup>UN</sup> Sold Date 13-Apr-24

Distance 1.01km

RS = Recent sale

UN = Undisclosed Sale

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