

# 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 Langtree Court, 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 \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,508,000 Property Type House Suburb Blackburn

Period - From 01/01/2023 to 31/03/2023 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	11 Cootamundra Cr BLACKBURN 3130	\$1,351,000	01/04/2023
2	25 Halley St BLACKBURN 3130	\$1,250,000	26/05/2023
3	2 Wright St BLACKBURN 3130	\$1,250,000	29/05/2023

**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:

03/07/2023 10:35



**Property Type:** House

**Land Size:** 685 sqm approx

Agent Comments

## Comparable Properties



**11 Cootamundra Cr BLACKBURN 3130  
(REI/VG)**

Agent Comments



**Price:** \$1,351,000

**Method:** Auction Sale

**Date:** 01/04/2023

**Property Type:** House (Res)

**Land Size:** 744 sqm approx



**25 Halley St BLACKBURN 3130 (REI)**

Agent Comments



**Price:** \$1,250,000

**Method:** Sold Before Auction

**Date:** 26/05/2023

**Property Type:** House (Res)

**Land Size:** 752 sqm approx



**2 Wright St BLACKBURN 3130 (REI)**

Agent Comments



**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 29/05/2023

**Property Type:** House

**Land Size:** 672 sqm approx