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

Single price $1,535,000

Median sale price

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

Period - From 11/12/2022 to 10/12/2023 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	201 Central Rd NUNAWADING 3131	$1,688,000	18/06/2023
2	7 Furness St BLACKBURN 3130	$1,640,000	04/09/2023
3	2 Bent St BLACKBURN 3130	$1,625,000	07/11/2023

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: 11/12/2023 09:29

28 Cootamundra Crescent, Blackburn Vic 3130



3 1 1

Property Type: House
Land Size: 1093 sqm approx

Agent Comments

Indicative Selling Price
$1,535,000
Median Land Price
11/12/2022 - 10/12/2023: $1,760,000

Comparable Properties

201 Central Rd NUNAWADING 3131 (VG)

4 - -

Price: $1,688,000
Method: Sale
Date: 18/06/2023
Property Type: House (Res)
Land Size: 1646 sqm approx

Agent Comments



7 Furness St BLACKBURN 3130 (REI)

3 1 3

Price: $1,640,000
Method: Private Sale
Date: 04/09/2023
Property Type: House
Land Size: 1020 sqm approx

Agent Comments



2 Bent St BLACKBURN 3130 (REI)

4 2 2

Price: $1,625,000
Method: Private Sale
Date: 07/11/2023
Property Type: House (Res)
Land Size: 1223 sqm approx

Agent Comments

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

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