

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$880,000

&

\$950,000

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

3/53-55 CANTERBURY ROAD BLACKBURN VIC 3130

\$908,000

12-Jan-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: 13 May 2024



6/460 MIDDLEBOROUGH ROAD
BLACKBURN VIC 3130

 3  2  2

Sold Price

\$885,000

Sold Date

16-Dec-23

Distance

1.42km



3/53-55 CANTERBURY ROAD
BLACKBURN VIC 3130

 3  2  2

Sold Price

\$908,000

Sold Date

12-Jan-24

Distance

2.34km

RS = Recent sale

UN = Undisclosed Sale

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