

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

5/3-5 Cootamundra Crescent, Blackburn Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$380,000

&

\$410,000

Median sale price

Median price

\$682,500

Property Type

Unit

Suburb

Blackburn

Period - From

17/02/2022

to

16/02/2023

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	2/54 Gardenia St BLACKBURN 3130	\$396,500	02/12/2022
2			
3			

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:

17/02/2023 12:56

5/3-5 Cootamundra Crescent, Blackburn Vic 3130

McGrath

Daniel Motalli

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Indicative Selling Price

\$380,000 - \$410,000

Median Unit Price

17/02/2022 - 16/02/2023: \$682,500



 1  1  1

Rooms: 3

Property Type: Unit

Agent Comments

Comparable Properties



2/54 Gardenia St BLACKBURN 3130 (REI)

Agent Comments

 1  1  1

Price: \$396,500

Method: Private Sale

Date: 02/12/2022

Property Type: Apartment

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.

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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