

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

2/40 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

\$1,050,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$791,500

Property type

Unit

Suburb

Blackburn

Period-from

05 Jan 2025

to

05 Jul 2025

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

3/496 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130	\$1,002,500	04-Apr-25
3/3 CLARE STREET BLACKBURN VIC 3130	\$1,092,000	03-Apr-25
14A GUNYAH ROAD BLACKBURN NORTH VIC 3130	\$1,060,000	15-Jan-25

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: 05 July 2025