

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 774-776 Maroondah Highway Coldstream VIC 3770

Indicative selling price

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

range between \$2,800,000.00 & \$3,000,000.00

Median sale price

Median price \$798,000.00 Property type House Suburb Coldstream

Period - From 1/10/2022 to 31/12/2022 REIV

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 18/5/2023