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**STATEMENT OF INFORMATION****Single residential property located  
in the Melbourne metropolitan area.**

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**Sections 47AF of the *Estate Agents Act 1980*****Property offered for sale**

Address  
Including suburb and  
postcode

89 Lauriston Drive, Colstream Vic 3770
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$590,000
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&amp;

\$630,000
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**Median sale price**

Median price

\$550,000
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House

X
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Suburb

Coldstream
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Period - From

1 <sup>st</sup> Jan 2017
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to

31 <sup>st</sup> March 2017
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Source

REIV propertydata.com.au
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**Comparable property sales**

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. 45 Lauriston Drive, Coldstream	\$ 630,000	21/04/2017
2. 18 Fintona Court, Coldstream	\$ 600,000	02/02/2017
3. 20 Fintona Court, Coldstream	\$ 595,000	20/04/2017

Property data source: REIV propertydata.com.au. Generated on 11 March 2017.