

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

6 MAHY COURT COLDSTREAM VIC 3770

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

\$840,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$784,975

Property type

House

Suburb

Coldstream

Period-from

01 Aug 2022

to

31 Jul 2023

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

14 BELCHESTER AVENUE COLDSTREAM VIC 3770	\$892,000	03-Aug-23
25 MELROSE AVENUE COLDSTREAM VIC 3770	\$865,000	15-Jul-23

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: 28 August 2023



**14 BELCHESTER AVENUE
COLDSTREAM VIC 3770**

3 2 6

Sold Price

^{RS}

\$892,000

Sold Date **03-Aug-23**

Distance **0.93km**



**25 MELROSE AVENUE
COLDSTREAM VIC 3770**

4 2 2

Sold Price

^{RS}

\$865,000

Sold Date **15-Jul-23**

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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