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

4 Fintona Court, Coldstream Vic 3770

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$650,000		&		\$700,000			
Median sale p	rice							
Median price	\$654,000	Pro	operty Type	Hou	se		Suburb	Coldstream
Period - From	13/04/2020	to	12/04/2021		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	17 Mahy Ct COLDSTREAM 3770	\$698,700	09/04/2021
2	10 Garlepp St COLDSTREAM 3770	\$665,000	04/03/2021
3	34 Station St COLDSTREAM 3770	\$653,000	09/02/2021

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:

13/04/2021 14:35



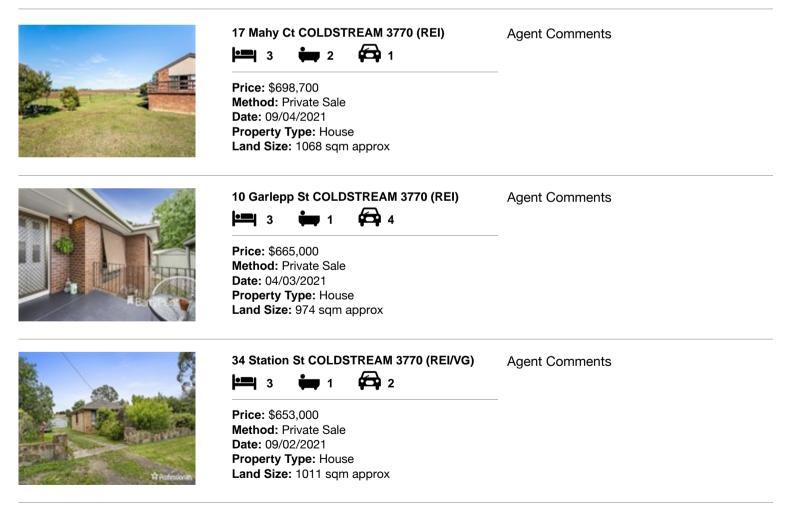






Property Type: House (Previously Occupied - Detached) Land Size: 858 sqm approx Agent Comments Indicative Selling Price \$650,000 - \$700,000 Median House Price 13/04/2020 - 12/04/2021: \$654,000

Comparable Properties



Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.