

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 consumer.vic.gov.au/underquoting

Range between \$650,000 & \$700,000

Median sale price

Median price \$654,000 Property Type House Suburb Coldstream

Period - From 13/04/2020 to 12/04/2021 Source 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.

	Address 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



17 Mahy Ct COLDSTREAM 3770 (REI)

Agent Comments



Price: \$698,700
Method: Private Sale
Date: 09/04/2021
Property Type: House
Land Size: 1068 sqm approx



10 Garlepp St COLDSTREAM 3770 (REI)

Agent Comments



Price: \$665,000
Method: Private Sale
Date: 04/03/2021
Property Type: House
Land Size: 974 sqm approx



34 Station St COLDSTREAM 3770 (REI/VG)

Agent Comments



Price: \$653,000
Method: Private Sale
Date: 09/02/2021
Property Type: House
Land Size: 1011 sqm approx