

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 | 584 Maroondah Highway, Coldstream |
|---|-----------------------------------|

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | |
|---------------|-----------|----|-----------|
| Range between | \$760,000 | to | \$780,000 |
|---------------|-----------|----|-----------|

Median sale price

| | | | | | |
|------------------|------------|---------------|------------|--------|------------|
| Median price | \$820,000 | Property type | House | Suburb | Coldstream |
| Period - From | 01/01/2022 | to | 31/03/2022 | Source | REIV |

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 |
|--|-----------|--------------|
| • 43 Lauriston Dr, Coldstream Vic 3770 | \$892,000 | 16/03/2022 |
| • 4 Welten Dr, Coldstream Vic 3770 | \$800,000 | 24/02/2022 |
| • 98 Lauriston Dr, Coldstream Vic 3770 | \$716,500 | 21/05/2022 |

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| This Statement of Information was prepared on: | 21/06/2022 16.25 |
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