

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

96 Lauriston Drive, Coldstream Vic 3770

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$649,950

Median sale price

Median price

\$650,000

Property Type

House

Suburb

Coldstream

Period - From

22/04/2019

to

21/04/2020

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	76 Lauriston Dr COLDSTREAM 3770	\$690,000	19/03/2020
2	20 Witham Dr COLDSTREAM 3770	\$669,950	02/01/2020
3	22 Witham Dr COLDSTREAM 3770	\$645,000	04/02/2020

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:

22/04/2020 09:41



Property Type: House (Res)
Land Size: 864 sqm approx
 Agent Comments

Indicative Selling Price
 \$649,950

Median House Price
 22/04/2019 - 21/04/2020: \$650,000

Comparable Properties



76 Lauriston Dr COLDSTREAM 3770 (REI)

Agent Comments



Price: \$690,000
Method: Sold Before Auction
Date: 19/03/2020
Rooms: 4
Property Type: House (Res)
Land Size: 870 sqm approx



20 Witham Dr COLDSTREAM 3770 (REI/VG)

Agent Comments



Price: \$669,950
Method: Private Sale
Date: 02/01/2020
Property Type: House
Land Size: 922 sqm approx



22 Witham Dr COLDSTREAM 3770 (REI/VG)

Agent Comments



Price: \$645,000
Method: Private Sale
Date: 04/02/2020
Rooms: 5
Property Type: House
Land Size: 1252 sqm approx