

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

22 Cheviot Avenue, Coldstream Vic 3770

Indicative selling price

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

Range between \$580,000

&

\$630,000

Median sale price

Median price \$635,000

Property Type House

Suburb Coldstream

Period - From 01/10/2018

to 30/09/2019

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	133 Lauriston Dr COLDSTREAM 3770	\$632,150	25/07/2019
2	7 Lauriston Dr COLDSTREAM 3770	\$627,500	30/08/2019
3	16 Murrac St COLDSTREAM 3770	\$625,000	24/06/2019

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:

31/10/2019 08:20

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Indicative Selling Price

\$580,000 - \$630,000

Median House Price

Year ending September 2019: \$635,000



Property Type: House (Previously

Occupied - Detached)

Land Size: 898 sqm approx

Agent Comments

Comparable Properties



133 Lauriston Dr COLDSTREAM 3770 (VG)

Agent Comments



Price: \$632,150

Method: Sale

Date: 25/07/2019

Property Type: House (Res)

Land Size: 956 sqm approx



7 Lauriston Dr COLDSTREAM 3770 (VG)

Agent Comments



Price: \$627,500

Method: Sale

Date: 30/08/2019

Property Type: House (Res)

Land Size: 870 sqm approx



16 Murrac St COLDSTREAM 3770 (REI)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 24/06/2019

Property Type: House

Land Size: 871 sqm approx