

# 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 8 Mercer Court, Coldstream Vic 3770

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$640,000

### Median sale price

Median price \$635,000 Property type House Suburb Coldstream

Period - From 01/10/2019 to 31/12/2019 Source REIV

### Comparable property sales

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
11 McFadzean Street, Coldstream Vic 3770	\$635,000	27/12/2019
17 Fintona Court, Coldstream Vic 3770	\$656,000	08/02/2020
7 Lauriston Drive, Coldstream Vic 3770	\$627,500	08/10/2019

This Statement of Information was prepared on: 24-03-2020