

# 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 6 Murrac Street, 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 \$720,000 & \$760,000

### Median sale price

Median price \$649,000 Property type House Suburb Coldstream

Period - From 01/07/2020 to 30/09/2020 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
21 Mangans Road, Lilydale Vic 3140	\$730,000	13/08/2020
11 Rolling Hills Road, Chirnside Park Vic 3116	\$756,500	29/10/2020
28 Rolling Hills Road, Chirnside Park Vic 3116	\$760,000	16/07/2020

This Statement of Information was prepared on: 17-11-2020