

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

25 North Gateway, Coldstream Vic 3770

Indicative selling price

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

Range between \$780,000

&

\$830,000

Median sale price

Median price \$850,000

Property Type House

Suburb Coldstream

Period - From 01/07/2021

to 30/06/2022

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	4 Bede Av COLDSTREAM 3770	\$824,000	12/07/2022
2	17 Witham Dr COLDSTREAM 3770	\$810,000	01/07/2022
3	8 Chrystobel Ct COLDSTREAM 3770	\$800,000	14/07/2022

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:

03/08/2022 13:43



Property Type:
Agent Comments

Indicative Selling Price
\$780,000 - \$830,000
Median House Price
Year ending June 2022: \$850,000

Comparable Properties



4 Bede Av COLDSTREAM 3770 (REI)

Agent Comments



Price: \$824,000
Method: Private Sale
Date: 12/07/2022
Property Type: House
Land Size: 882 sqm approx



17 Witham Dr COLDSTREAM 3770 (REI)

Agent Comments



Price: \$810,000
Method: Private Sale
Date: 01/07/2022
Property Type: House
Land Size: 859 sqm approx



8 Chrystobel Ct COLDSTREAM 3770 (REI)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 14/07/2022
Property Type: House
Land Size: 887 sqm approx

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