

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



38 WITHAM DRIVE, COLDSTREAM, VIC

 4  2  -

Indicative Selling Price

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

Price Range: 615,000 to \$675,000

Provided by: Amy Blackburn, i-TRAK Real Estate Pty Ltd

MEDIAN SALE PRICE



COLDSTREAM, VIC, 3770

Suburb Median Sale Price (House)

\$597,500

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



6 MCFADZEAN ST, COLDSTREAM, VIC 3770

 6  3  2

Sale Price

***\$673,000**

Sale Date: 15/01/2018

Distance from Property: 120m



17 MERTON CRT, COLDSTREAM, VIC 3770

 4  2  2

Sale Price

***\$671,000**

Sale Date: 12/12/2017

Distance from Property: 537m



48 STATION ST, COLDSTREAM, VIC 3770

 3  1  4

Sale Price

\$650,000

Sale Date: 09/11/2017

Distance from Property: 1.1km



This report has been compiled on 13/02/2018 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

38 WITHAM DRIVE, COLDSTREAM, VIC 3770

Indicative selling price

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

Price Range:

615,000 to \$675,000

Median sale price

Median price

\$597,500

House

X

Unit

Suburb

COLDSTREAM

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
6 MCFADZEAN ST, COLDSTREAM, VIC 3770	*\$673,000	15/01/2018
17 MERTON CRT, COLDSTREAM, VIC 3770	*\$671,000	12/12/2017
48 STATION ST, COLDSTREAM, VIC 3770	\$650,000	09/11/2017