

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

31 Witham Drive Coldstream VIC 3770

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,500

Property type

House

Suburb

Coldstream

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

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 6 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

22 Witham Drive Coldstream VIC 3770	\$645,000	04-Feb-20
20 Witham Drive Coldstream VIC 3770	\$669,950	30-Dec-19
96 Lauriston Drive Coldstream VIC 3770	\$640,000	25-Apr-20

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 6 months.~~

This Statement of Information was prepared on: 18 June 2020



22 Witham Drive Coldstream VIC 3770

Sold Price

\$645,000

Sold Date **04-Feb-20**

 3  1  2

Distance **0.17km**



20 Witham Drive Coldstream VIC 3770

Sold Price

\$669,950

Sold Date **30-Dec-19**

 3  1  2

Distance **0.18km**



96 Lauriston Drive Coldstream VIC 3770

Sold Price

\$640,000

Sold Date **25-Apr-20**

 3  1  2

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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