

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

22 Fintona Court 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

\$619,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

Coldstream

Period-from

01 Nov 2018

to

31 Oct 2019

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

7 Lauriston Drive Coldstream VIC 3770	\$627,500	30-Aug-19
16 Murrac Street Coldstream VIC 3770	\$625,000	24-Jun-19
133 Lauriston Drive Coldstream VIC 3770	\$632,150	25-Jul-19

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: 01 November 2019



7 Lauriston Drive Coldstream VIC 3770

 3  1  4

Sold Price

\$627,500

Sold Date **30-Aug-19**

Distance **0.47km**



16 Murrac Street Coldstream VIC 3770

 3  1  2

Sold Price

^{RS} **\$625,000**

Sold Date **24-Jun-19**

Distance **0.58km**



133 Lauriston Drive Coldstream VIC 3770

 3  2  2

Sold Price

\$632,150

Sold Date **25-Jul-19**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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