

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

76 Lauriston Drive, Coldstream Vic 3770

Indicative selling price

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

Range between \$620,000

&

\$650,000

Median sale price

Median price \$635,000

Property Type House

Suburb Coldstream

Period - From 01/01/2019

to 31/12/2019

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	17 Fintona Ct COLDSTREAM 3770	\$656,000	08/02/2020
2	19 Mercer Ct COLDSTREAM 3770	\$645,000	01/12/2019
3	11 Mcfadzean St COLDSTREAM 3770	\$635,000	27/12/2019

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:

03/03/2020 11:54

Sarah Savio
03 9735 3300
0434 639 996
ssavio@barryplant.com.au



 3  1  2

Property Type: House
Land Size: 870 sqm approx
Agent Comments

Indicative Selling Price
\$620,000 - \$650,000
Median House Price
Year ending December 2019: \$635,000

Comparable Properties



17 Fintona Ct COLDSTREAM 3770 (REI)

Agent Comments

 3  2  4

Price: \$656,000
Method: Auction Sale
Date: 08/02/2020
Property Type: House (Res)



19 Mercer Ct COLDSTREAM 3770 (VG)

Agent Comments

 3  -  -

Price: \$645,000
Method: Sale
Date: 01/12/2019
Property Type: House (Res)
Land Size: 1134 sqm approx



11 Mcfadzean St COLDSTREAM 3770 (REI)

Agent Comments

 3  1  1

Price: \$635,000
Method: Private Sale
Date: 27/12/2019
Property Type: House
Land Size: 896 sqm approx