Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	76 Lauriston Drive, Coldstream Vic 3770
Including suburb and	
postcode	

Indicative selling price

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

Range between \$620,000	&	\$650,000
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Median sale price

Median price	\$635,000	Pro	perty 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

Auc	areas or comparable property	1 1100	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

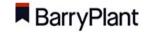
OR

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



Date of sale



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





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

Comparable Properties



17 Fintona Ct COLDSTREAM 3770 (REI)

Price: \$656,000 Method: Auction Sale Date: 08/02/2020

Property Type: House (Res)

Agent Comments



19 Mercer Ct COLDSTREAM 3770 (VG)

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Price: \$645,000 Method: Sale Date: 01/12/2019

Property Type: House (Res) Land Size: 1134 sqm approx **Agent Comments**



11 Mcfadzean St COLDSTREAM 3770 (REI)

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

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



