

# 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

16 Melrose Avenue, Coldstream Vic 3770

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000

&

\$690,000

### Median sale price

Median price \$716,000

Property Type House

Suburb Coldstream

Period - From 01/01/2021

to

31/03/2021

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	10 Garlepp St COLDSTREAM 3770	\$665,000	04/03/2021
2	34 Station St COLDSTREAM 3770	\$653,000	09/02/2021
3	20 South Gateway COLDSTREAM 3770	\$670,000	27/01/2021

**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:

07/07/2021 09:27



 3  1  1

**Rooms:** 4  
**Property Type:** House  
**Land Size:** 865 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$650,000 - \$690,000  
**Median House Price**  
March quarter 2021: \$716,000

## Comparable Properties



**10 Garlepp St COLDSTREAM 3770 (REI/VG)**

[Agent Comments](#)

 3  1  4

**Price:** \$665,000  
**Method:** Private Sale  
**Date:** 04/03/2021  
**Property Type:** House  
**Land Size:** 974 sqm approx



**34 Station St COLDSTREAM 3770 (REI/VG)**

[Agent Comments](#)

 3  1  2

**Price:** \$653,000  
**Method:** Private Sale  
**Date:** 09/02/2021  
**Property Type:** House  
**Land Size:** 1011 sqm approx



**20 South Gateway COLDSTREAM 3770 (REI/VG)**

[Agent Comments](#)

 4  2  2

**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 27/01/2021  
**Property Type:** House  
**Land Size:** 1015 sqm approx