## 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										
Range betweer	\$650,000		&		\$690,000					
Median sale pr	rice									
Median price	\$716,000	Pro	operty Type	Hou	se		Suburb	Coldstream		
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Add	lress 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



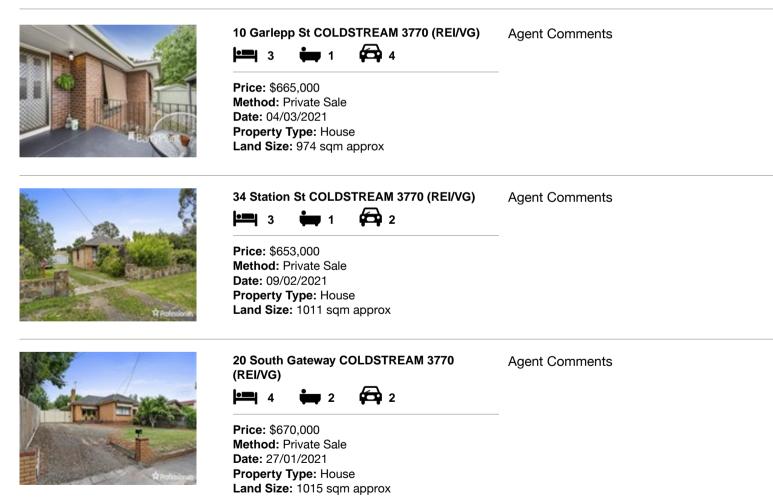






Rooms: 4 Property Type: House Land Size: 865 sqm approx Agent Comments Indicative Selling Price \$650,000 - \$690,000 Median House Price March quarter 2021: \$716,000

# **Comparable Properties**



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



Propertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.