

# 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

98 Lauriston Drive, 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 \$690,000 & \$720,000

### Median sale price

Median price \$850,000 Property Type House Suburb Coldstream

Period - From 01/04/2021 to 31/03/2022 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	\$750,000	12/02/2022
2	34 Killara Rd COLDSTREAM 3770	\$720,000	03/03/2022
3	15 Belchester Av COLDSTREAM 3770	\$650,000	15/12/2021

**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:

12/05/2022 10:40



**Property Type:** Land  
**Land Size:** 895 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$690,000 - \$720,000  
**Median House Price**  
 Year ending March 2022: \$850,000

## Comparable Properties



**17 Fintona Ct COLDSTREAM 3770 (REI/VG)**

Agent Comments



**Price:** \$750,000  
**Method:** Auction Sale  
**Date:** 12/02/2022  
**Property Type:** House (Res)  
**Land Size:** 998 sqm approx

**34 Killara Rd COLDSTREAM 3770 (VG)**

Agent Comments



**Price:** \$720,000  
**Method:** Sale  
**Date:** 03/03/2022  
**Property Type:** House (Res)  
**Land Size:** 1121 sqm approx

**15 Belchester Av COLDSTREAM 3770 (VG)**

Agent Comments



**Price:** \$650,000  
**Method:** Sale  
**Date:** 15/12/2021  
**Property Type:** House (Res)  
**Land Size:** 892 sqm approx

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