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	98 Lauriston Drive, Coldstream Vic 3770
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$850,000	Pro	perty 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

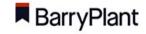
1	17 Fintona Ct COLDSTREAM 3770	\$750,000	12/02/2022
2	34 Killara Rd COLDSTREAM 3770	\$720,000	03/03/2022
3	15 Belchester Av COLDSTREAM 3770	\$650,000	15/12/2021

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)





Price: \$750,000 Method: Auction Sale Date: 12/02/2022

Property Type: House (Res) Land Size: 998 sqm approx

Agent Comments

34 Killara Rd COLDSTREAM 3770 (VG)

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Price: \$720,000 Method: Sale Date: 03/03/2022

Property Type: House (Res) Land Size: 1121 sqm approx Agent Comments

15 Belchester Av COLDSTREAM 3770 (VG)

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Price: \$650.000 Method: Sale Date: 15/12/2021

Property Type: House (Res) Land Size: 892 sqm approx

Agent Comments

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