

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

10 Garlepp Street, Coldstream Vic 3770

Indicative selling price

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

Range between \$620,000 & \$660,000

Median sale price

Median price \$653,500 Property Type House Suburb Coldstream

Period - From 01/01/2020 to 31/12/2020 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	6 Cheviot Av COLDSTREAM 3770	\$655,000	13/08/2020
2	30 Melrose Av COLDSTREAM 3770	\$650,000	16/12/2020
3	1 Mcfadzean St COLDSTREAM 3770	\$640,000	21/10/2020

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:

10/02/2021 14:40



Property Type: House (Previously Occupied - Detached)
Land Size: 975 sqm approx
Agent Comments

Indicative Selling Price
\$620,000 - \$660,000
Median House Price
Year ending December 2020: \$653,500

Comparable Properties



6 Cheviot Av COLDSTREAM 3770 (REI/VG)

Agent Comments



Price: \$655,000
Method: Private Sale
Date: 13/08/2020
Property Type: House
Land Size: 886 sqm approx



30 Melrose Av COLDSTREAM 3770 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 16/12/2020
Property Type: House
Land Size: 837 sqm approx

1 Mcfadzean St COLDSTREAM 3770 (VG)

Agent Comments



Price: \$640,000
Method: Sale
Date: 21/10/2020
Property Type: House (Res)
Land Size: 977 sqm approx