

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 25 Bronwyn Street, Coldstream Vic 3770

Indicative selling price

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

Range between \$830,000 & \$870,000

Median sale price

Median price \$721,000 Property type House Suburb Coldstream

Period - From 01/07/2021 to 30/09/2021 Source REIV

Comparable property sales

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
26 Bronwyn Street, Coldstream Vic 3770	\$854,114	28/05/2021
7 Garlepp Street, Coldstream Vic 3770	\$850,000	24/09/2021
5 Ingram Road, Coldstream Vic 3770	\$900,000	04/05/2021

This Statement of Information was prepared on: 03/11/2021