

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

8 Chrystobel Court, Coldstream Vic 3770

Indicative selling price

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

Range between

\$750,000

&

\$800,000

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	4 Welten Dr COLDSTREAM 3770	\$800,000	24/02/2022
2	7 Mahy Ct COLDSTREAM 3770	\$796,500	07/03/2022
3	17 Fintona Ct COLDSTREAM 3770	\$750,000	12/02/2022

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:

06/07/2022 14:29



 3
  1
  3

Rooms: 4
Property Type: House
Land Size: 886 sqm approx
Agent Comments

Indicative Selling Price
 \$750,000 - \$800,000
Median House Price
 Year ending March 2022: \$850,000

Comparable Properties



4 Welten Dr COLDSTREAM 3770 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$800,000
Method: Private Sale
Date: 24/02/2022
Property Type: House
Land Size: 860 sqm approx



7 Mahy Ct COLDSTREAM 3770 (REI/VG)

Agent Comments

 3
  1
  4

Price: \$796,500
Method: Private Sale
Date: 07/03/2022
Property Type: House
Land Size: 878 sqm approx



17 Fintona Ct COLDSTREAM 3770 (REI/VG)

Agent Comments

 3
  2
  4

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

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