

# 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 74 Killara Road, Coldstream

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$740,000 & \$780,000

### Median sale price

Median price \$780,000 Property type House Suburb Coldstream

Period - From to Source

### 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
128 Lauriston Drive, Coldstream	\$772,000	26/09/2022
2 Fintona Court, Coldstream	\$780,000	06/10/2023
45 Welton Drive, Coldstream	\$745,000	08/11/2022

This Statement of Information was prepared on: 17/01/2023