#### 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	2 Fintona Court, Coldstream Vic 3770
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$750,000 &	\$800,000
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#### Median sale price

Median price	\$850,000	Pro	perty Type	House		Suburb	Coldstream
Period - From	01/07/2021	to	30/06/2022		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 Kelso St COLDSTREAM 3770	\$791,000	13/05/2022
2	2 Witham Dr COLDSTREAM 3770	\$790,000	03/06/2022

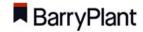
## 3 9 Welten Dr COLDSTREAM 3770 \$767,000 24/07/2022

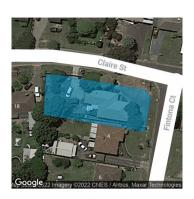
OR

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:	27/09/2022 15:41













Property Type: House (Previously Occupied - Detached)

Land Size: 861 sqm approx

**Agent Comments** 

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

### Comparable Properties

4 Kelso St COLDSTREAM 3770 (VG)

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**Agent Comments** 

Price: \$791,000 Method: Sale Date: 13/05/2022

Property Type: House (Res) Land Size: 864 sqm approx



2 Witham Dr COLDSTREAM 3770 (REI/VG)







Price: \$790,000 Method: Private Sale Date: 03/06/2022 Property Type: House Land Size: 997 sqm approx Agent Comments



9 Welten Dr COLDSTREAM 3770 (REI)





Price: \$767.000 Method: Private Sale Date: 24/07/2022 Property Type: House Land Size: 861 sqm approx Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



