

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

2 Fintona 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 01/07/2021 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:

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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)

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)

Agent Comments



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



9 Welten Dr COLDSTREAM 3770 (REI)

Agent Comments



Price: \$767,000
Method: Private Sale
Date: 24/07/2022
Property Type: House
Land Size: 861 sqm approx

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