

## 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

48-50 Killara Road, Coldstream Vic 3770

#### Indicative selling price

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

Range between

\$620,000

&

\$670,000

#### Median sale price

Median price

\$650,500

House

X

Unit

Suburb

Coldstream

Period - From

01/04/2017

to

31/03/2018

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                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

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.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1843 sqm approx

Agent Comments

**Indicative Selling Price**

\$620,000 - \$670,000

**Median House Price**

Year ending March 2018: \$650,500

## Comparable Properties



**48 Station St COLDSTREAM 3770 (REI/VG)**

Agent Comments



**Price:** \$650,000

**Method:** Private Sale

**Date:** 09/11/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 1014 sqm approx



**54 Killara Rd COLDSTREAM 3770 (REI/VG)**

Agent Comments



**Price:** \$630,000

**Method:** Auction Sale

**Date:** 18/11/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 859 sqm approx

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.