

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

17 Bede Avenue, Coldstream Vic 3770

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$800,000

Property Type House

Suburb Coldstream

Period - From 01/01/2021

to 31/12/2021

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	590 Maroondah Hwy COLDSTREAM 3770	\$880,000	13/11/2021
2	33 Lauriston Dr COLDSTREAM 3770	\$876,000	11/11/2021
3	25 Bronwyn St COLDSTREAM 3770	\$875,500	19/11/2021

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:

10/03/2022 10:53



Rooms: 8
Property Type: House
Land Size: 864.195 sqm approx
 Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median House Price
 Year ending December 2021: \$800,000

Comparable Properties



590 Maroondah Hwy COLDSTREAM 3770 (REI/VG)

Agent Comments



Price: \$880,000
Method: Private Sale
Date: 13/11/2021
Property Type: House
Land Size: 891 sqm approx



33 Lauriston Dr COLDSTREAM 3770 (REI/VG)

Agent Comments



Price: \$876,000
Method: Private Sale
Date: 11/11/2021
Property Type: House
Land Size: 856 sqm approx



25 Bronwyn St COLDSTREAM 3770 (REI/VG)

Agent Comments



Price: \$875,500
Method: Private Sale
Date: 19/11/2021
Property Type: House
Land Size: 869 sqm approx

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