

## 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

20 South Gateway Coldstream VIC 3770

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$674,950

or range  
between

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$652,000

Property type

House

Suburb

Coldstream

Period-from

01 Dec 2019

to

30 Nov 2020

Source

Corelogic

### 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 6 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

6 Cheviot Avenue Coldstream VIC 3770	\$655,500	22-Jul-20
31 Witham Drive Coldstream VIC 3770	\$656,850	26-Jun-20
5 Lauriston Drive Coldstream VIC 3770	\$652,000	29-Jun-20

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 6 months.~~

This Statement of Information was prepared on: 18 December 2020



**6 Cheviot Avenue Coldstream VIC 3770**

Sold Price

**\$655,500**

Sold Date

**22-Jul-20**



3



2



4

Distance

**0.43km**



**31 Witham Drive Coldstream VIC 3770**

Sold Price

**\$656,850**

Sold Date

**26-Jun-20**



4



1



2

Distance

**0.53km**



**5 Lauriston Drive Coldstream VIC 3770**

Sold Price

**\$652,000**

Sold Date

**29-Jun-20**



3



2



2

Distance

**0.85km**

RS = Recent sale

UN = Undisclosed Sale

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