

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

7 Garlepp Street Coldstream VIC 3770

Indicative selling price

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

Single Price

or range
between

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Coldstream

Period-from

01 Sep 2020

to

31 Aug 2021

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

4 Chrystobel Court Coldstream VIC 3770	\$712,000	15-Jul-21
14 Cheviot Avenue Coldstream VIC 3770	\$766,950	30-Mar-21
4 Fintona Court Coldstream VIC 3770	\$765,000	21-Apr-21

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: 16 September 2021



4 Chrystobel Court Coldstream VIC 3770

3 1 -

Sold Price ^{RS} **\$712,000** Sold Date **15-Jul-21**

Distance **0.22km**



14 Cheviot Avenue Coldstream VIC 3770

3 1 2

Sold Price **\$766,950** Sold Date **30-Mar-21**

Distance **0.31km**



4 Fintona Court Coldstream VIC 3770

3 1 2

Sold Price **\$765,000** Sold Date **21-Apr-21**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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