

## 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

4 BRONWYN STREET COLDSTREAM VIC 3770

### Indicative selling price

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

Single Price

or range  
between

\$740,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$789,950

Property type

House

Suburb

Coldstream

Period-from

01 Dec 2022

to

30 Nov 2023

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 20 FINTONA COURT COLDSTREAM VIC 3770 | \$805,000 | 31-Oct-23 |
| 4 MERTON COURT COLDSTREAM VIC 3770   | \$757,000 | 26-Aug-23 |
|                                      |           |           |

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: 22 December 2023



### 20 FINTONA COURT COLDSTREAM VIC 3770

Sold Price

**\$805,000**

Sold Date

**31-Oct-23**


3



2



2

Distance

**0.58km**


### 4 MERTON COURT COLDSTREAM VIC 3770

Sold Price

**\$757,000**

Sold Date

**26-Aug-23**


3



2



2

Distance

**0.61km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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