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	37 LAURISTON DRIVE 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	$695,000	&	$764,500

Median sale price

(*Delete house or unit as applicable)

Median Price	$812,500	Property type	House	Suburb	Coldstream
Period-from	01 Apr 2023	to	31 Mar 2024	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
3 WHEELER STREET COLDSTREAM VIC 3770	$735,000	28-Dec-23
20 FINTONA COURT COLDSTREAM VIC 3770	$805,000	31-Oct-23
36 STATION STREET COLDSTREAM VIC 3770	$800,000	12-Jan-24

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 April 2024

CONSUMER AFFAIRS VICTORIA

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3 WHEELER STREET COLDSTREAM VIC 3770 Sold Price **$735,000** Sold Date **28-Dec-23**

3 2 2 Distance **0.66km**



20 FINTONA COURT COLDSTREAM VIC 3770 Sold Price **$805,000** Sold Date **31-Oct-23**

3 2 2 Distance **0.23km**



36 STATION STREET COLDSTREAM VIC 3770 Sold Price **$800,000** Sold Date **12-Jan-24**

3 1 4 Distance **1.01km**

RS = Recent sale **UN** = Undisclosed Sale

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