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 or locality and postcode	120 Lauriston Drive, Coldstream

Indicative selling price

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

range between $730,000 & $ 770,000

Median sale price

Median price $820,000 Property type *House* Suburb Coldstream

Period - From 01.01.2022 to 31.03.2022 Source REIV

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
1 122 Lauriston Drive, Coldstream	$847,500	29.12.2022
2 98 Lauriston Drive, Coldstream	$ 716,500	21.05.2022
3 2 Witham Drive, Coldstream	$ 790,000	3.6.2022

This Statement of Information was prepared on: 14.06.2022