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	11 Claire Street, Coldstream Vic 3770

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $760,000 & $810,000

Median sale price

Median price $798,250 Property Type House Suburb Coldstream

Period - From 01/01/2022 to 31/12/2022 Source REIV

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 six 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	46 Killara Rd COLDSTREAM 3770	$840,000	09/08/2022
2	25 North Gateway COLDSTREAM 3770	$826,000	16/08/2022
3	2 Fintona Ct COLDSTREAM 3770	$780,000	06/10/2022

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 six months.~~

This Statement of Information was prepared on: 24/01/2023 13:33

11 Claire Street, Coldstream Vic 3770



4 1

Property Type: House
Land Size: 866 sqm approx

Agent Comments

Indicative Selling Price
$760,000 - $810,000
Median House Price
Year ending December 2022: $798,250

Comparable Properties

46 Killara Rd COLDSTREAM 3770 (VG)

4 - -

Price: $840,000
Method: Sale
Date: 09/08/2022
Property Type: House (Res)
Land Size: 864 sqm approx

Agent Comments



25 North Gateway COLDSTREAM 3770 (REI/VG)

4 2 -

Price: $826,000
Method: Private Sale
Date: 16/08/2022
Property Type: House
Land Size: 865 sqm approx

Agent Comments



2 Fintona Ct COLDSTREAM 3770 (REI/VG)

3 2 2

Price: $780,000
Method: Private Sale
Date: 06/10/2022
Property Type: House
Land Size: 862 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454

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