

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

35 Witham Drive, Coldstream

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 \$630,000 & \$690,000

Median sale price

Median price \$635,000

Property type **House**

Suburb **Coldstream**

Period - From **01/10/2019**

to

30/09/2019

Source **REIU**

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) 133 Lauriston Drive, Coldstream	\$632,150	25/07/2019
2) 50 Lauriston Drive, Coldstream	\$685,000	09/10/2019
3) 40 Welten Drive, Coldstream	\$653,000	14/08/2019

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: 3/12/19 14:02