

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

5 Mahy Court, Coldstream Vic 3770

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$865,000 Property Type House Suburb Coldstream

Period - From 01/04/2023 to 31/03/2024 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	4 Bronwyn St COLDSTREAM 3770	\$826,500	08/02/2024
2	36 Station St COLDSTREAM 3770	\$800,000	12/01/2024
3	22 Garlepp St COLDSTREAM 3770	\$798,000	12/04/2024

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:

13/06/2024 16:24



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Property Type: House
Land Size: 993 sqm approx
Agent Comments

Indicative Selling Price

\$780,000 - \$850,000

Median House Price

Year ending March 2024: \$865,000

Comparable Properties



4 Bronwyn St COLDSTREAM 3770 (REI/VG)

Agent Comments

3 2 2

Price: \$826,500
Method: Private Sale
Date: 08/02/2024
Property Type: House
Land Size: 1002 sqm approx



36 Station St COLDSTREAM 3770 (REI/VG)

Agent Comments

3 1 4

Price: \$800,000
Method: Private Sale
Date: 12/01/2024
Property Type: House (Res)
Land Size: 1012 sqm approx



22 Garlepp St COLDSTREAM 3770 (REI)

Agent Comments

3 1 3

Price: \$798,000
Method: Private Sale
Date: 12/04/2024
Property Type: House (Res)
Land Size: 1000 sqm approx