

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

9 Chrystobel Court 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,500

Property type

House

Suburb

Coldstream

Period-from

01 Aug 2020

to

31 Jul 2021

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

4 Chrystobel Court Coldstream VIC 3770	\$712,000	15-Jul-21

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.

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Don Mitrevski
P 03 9729 5288
M 0407 687 652
E don@surrealpg.com.au



4 Chrystobel Court Coldstream VIC 3770

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Sold Price ^{RS} **\$712,000** Sold Date **15-Jul-21**

Distance **0.07km**

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

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