

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

13 Fintona Court, Coldstream Vic 3770

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$835,750

Property Type

House

Suburb

Coldstream

Period - From

01/01/2024

to

31/12/2024

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	3 Witham Dr COLDSTREAM 3770	\$825,000	21/12/2024
2	61 Lauriston Dr COLDSTREAM 3770	\$850,000	21/11/2024
3	49 Welten Dr COLDSTREAM 3770	\$800,000	25/10/2024

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:

25/02/2025 10:40

13 Fintona Court, Coldstream Vic 3770

Jellis
Craig

Greg Earney
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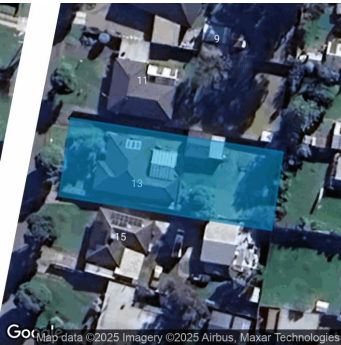
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Indicative Selling Price

\$800,000 - \$880,000

Median House Price

Year ending December 2024: \$835,750



3 2 2

Property Type: House

Agent Comments

Comparable Properties



3 Witham Dr COLDSTREAM 3770 (REI)

Agent Comments

3 2 6

Price: \$825,000

Method: Private Sale

Date: 21/12/2024

Property Type: House

Land Size: 910 sqm approx



61 Lauriston Dr COLDSTREAM 3770 (REI/VG)

Agent Comments

3 2 3

Price: \$850,000

Method: Private Sale

Date: 21/11/2024

Property Type: House

Land Size: 858 sqm approx



49 Welten Dr COLDSTREAM 3770 (REI/VG)

Agent Comments

3 2 2

Price: \$800,000

Method: Private Sale

Date: 25/10/2024

Property Type: House

Land Size: 998 sqm approx

Account - Jellis Craig | P: 03 9726 8888



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