



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 9 McFadzean Street, COLDSTREAM 3770

House



3 beds



1 baths



4 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$520,000 - \$570,000**

### Median sale price

Median **House** for **COLDSTREAM** for period **Apr 2017 - Mar 2018**

Sourced from **REIV**.

**\$650,500**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**12 Fintona Court,**  
Coldstream 3770

Price **\$675,000** Sold 31  
January 2018

**18 Bronwyn Street,**  
Coldstream 3770

Price **\$625,000** Sold 05 May  
2018

**6 Fintona Court,**  
Coldstream 3770

Price **\$615,000** Sold 12  
February 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

#### Ray White Lilydale

164 Main St,  
Lilydale VIC 3140

#### Contact agents



**Bruno Cascianelli**  
Ray White

(03) 9735 5050  
0419 886 867

[bruno.cascianelli@raywhite.com](mailto:bruno.cascianelli@raywhite.com)



**Lucinda Maher**  
Ray White

0409 421 626

[lucinda.maher@raywhite.com](mailto:lucinda.maher@raywhite.com)

