

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

62 Melaleuca Road Enfield VIC 3352

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 \$610,000 & \$650,000

Median sale price

Median price

\$499,123

Property type

House

Suburb

Enfield

Period - From

01.04.2021

to

31.03.2022

Source

Corelogic

Comparable property sales

Address of comparable property	Price	Date of sale
1 Briardale Avene Enfield VIC 3352	\$700,000	20.12.2021
15 Glynwood Grove Enfield VIC 3352	\$615,000	23.12.2021

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

21/04/2022