

## 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

3705 Colac-Ballarat Road, Enfield Vic 3352

#### Indicative selling price

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

Range between \$410,000

&

\$430,000

#### Median sale price

Median price \$340,000

House

X

Unit

Suburb or locality

Enfield

Period - From 01/04/2017

to

31/03/2018

Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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		
2		
3		

OR

~~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 eighteen months.~~



 3  2  4

**Rooms:**

**Property Type:** House

**Land Size:** 10875 sqm approx

Agent Comments

Offering a picturesque 2.6 acre setting and backing on to State Forest is this beautifully presented country property. The Western Red Cedar home features a light open plan design that will suit families and couple alike. A master bedroom with walk in robe and ensuite boast double French door opening to the veranda, and there are two more bedrooms with BIR's plus a family bathroom. The generously proportioned living areas allow an abundance of natural light and include lounge and dining zones.

## Comparable Properties

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