

Carmel Cricelli

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**Indicative Selling Price**

\$249,950

**Median House Price**

Year ending March 2017: \$322,500



3 1

**Rooms:**

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 6880 sqm

**Agent Comments**

## Comparable Properties



**102 Melaleuca Rd ENFIELD 3352 (REI)**

**Agent Comments**

2 1 4

**Price:** \$260,000

**Method:** Private Sale

**Date:** 02/02/2017

**Rooms:** 3

**Property Type:** House

**Land Size:** 10522 sqm



**639 Hardies Hill Rd GARIBALDI 3352 (REI/VG)** **Agent Comments**

2 1 4

**Price:** \$222,000

**Method:** Private Sale

**Date:** 07/10/2016

**Rooms:** 3

**Property Type:** House

**Land Size:** 20235 sqm

**129 Melaleuca Rd ENFIELD 3352 (VG)**

**Agent Comments**

2 - -

**Price:** \$189,990

**Method:** Sale

**Date:** 10/10/2016

**Rooms:** -

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 6300 sqm

## 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

1 Grubbed 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)

Single price \$249,950

#### Median sale price

Median price \$322,500

House X

Suburb or locality Enfield

Period - From 01/04/2016

to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
102 Melaleuca Rd ENFIELD 3352	\$260,000	02/02/2017
639 Hardies Hill Rd GARIBALDI 3352	\$222,000	07/10/2016
129 Melaleuca Rd ENFIELD 3352	\$189,990	10/10/2016