



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

15 Incolts Road,  
ENFIELD 3352

### Indicative selling price

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

**Range \$410,000 - \$430,000**

### Median sale price

Median **House** for **ENFIELD** for period **Aug 2017 - Aug 2018**

Sourced from **Price Finder**.

**\$342,500**

### Comparable property sales

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 the most comparable to the property for sale.

**3705 Colac-Ballarat Road,**  
Enfield 3352

**Price \$445,000** Sold 03 May  
2018

**19 Blackwood Court,**  
Enfield 3352

**Price \$340,000** Sold 30  
April 2018

**7 Forest Court,**  
Enfield 3352

**Price \$430,335** Sold 11 April  
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 Price Finder.

#### PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350

#### Contact agents



**Matthew Edwards**  
PRDnationwide

(03) 5331 1111  
0401 728 881  
[matthewe@prdballarat.com.au](mailto:matthewe@prdballarat.com.au)



**Jacqui Sfetcopoulos**  
PRDnationwide

03 5329 4635  
0411 065 339  
[jacquis@prdballarat.com.au](mailto:jacquis@prdballarat.com.au)

