

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

7 Campbell Crescent, Enfield Vic 3352

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$445,000

&

\$465,000

Median sale price*

Median price

House

Unit

Suburb or locality

Enfield

Period - From

to

Source

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	426 Spratlings Rd ROSS CREEK 3351	\$490,000	24/11/2016
2	105 Morris Rd ROSS CREEK 3351	\$440,000	12/10/2017
3	lot 95 Grevillea Dr ENFIELD 3352	\$430,000	21/08/2017

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:

Property Type: Hobby Farm < 20
ha (Rur)

Land Size: 20200 sqm approx

Agent Comments

Indicative Selling Price
\$445,000 - \$465,000
No median price available

Comparable Properties



426 Sprattlings Rd ROSS CREEK 3351 (REI/VG) **Agent Comments**



Price: \$490,000

Method: Private Sale

Date: 24/11/2016

Rooms: 4

Property Type: House (Res)

Land Size: 80937 sqm approx



105 Morris Rd ROSS CREEK 3351 (REI/VG) **Agent Comments**



Price: \$440,000

Method: Private Sale

Date: 12/10/2017

Rooms: -

Property Type: House (Rur)

Land Size: 80940 sqm approx



lot 95 Grevillea Dr ENFIELD 3352 (REI) **Agent Comments**



Price: \$430,000

Method: Private Sale

Date: 21/08/2017

Rooms: -

Property Type: House (Res)