



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**34 Enfield Drive,
ST ALBANS PARK 3219**

Indicative selling price

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

Range \$449,000 - \$489,000

Median sale price

Median **House** for **ST ALBANS PARK** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

\$425,000

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 the most comparable to the property for sale.

3 Ardula Court,
St Albans Park 3219

Price \$475,000 Sold 19
March 2019

4 Nivek Court,
St Albans Park 3219

Price \$480,000 Sold 25
October 2018

35 Carbine Drive,
St Albans Park 3219

Price \$465,000 Sold 03 May
2019

This Statement of Information was prepared on 17th Oct 2019

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 Pricefinder.

House
4 beds 1 baths

**Team 3220 Pty Ltd t/as
Hayeswinckle Agent**

2/318 Pakington Street,
Newtown VIC 3220

Contact agents



Tiffany Simpson

5229 4440
0417 149 049
tiffany.simpson@hayeswinckle.com.au



Stacey Billerwell

03 5229 4440
0419 713 330
stacey.hayes@hayeswinckle.com.au

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