# hockingstuart

# Statement of Information

Phil Hayward 03 5329 2517 0419 107 112 phayward@hockingstuart.com.au

# 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 andpostcode

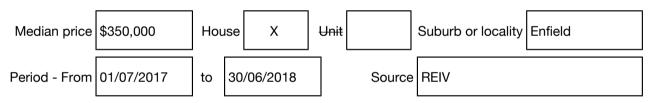
121 Grevillea Drive, Enfield Vic 3352

## Indicative selling price

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

Range between	\$375,000	&	\$395,000
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### Median sale price



### 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	12 Woodlands Rd ENFIELD 3352	\$392,000	13/12/2017
2	22 Clarkes Rd ENFIELD 3352	\$360,000	07/08/2018
3	4516 Colac ballarat Rd NAPOLEONS 3352	\$355,000	04/12/2017

#### 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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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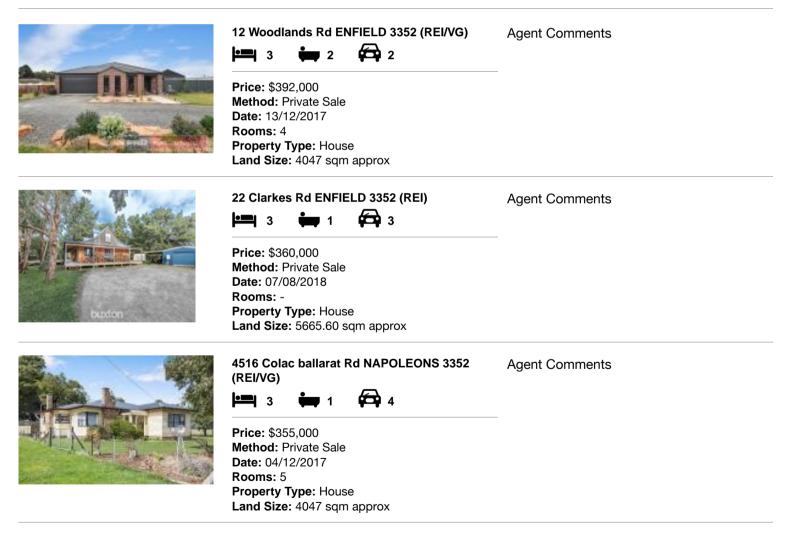


Rooms: Property Type: House Land Size: 6070 sqm approx Agent Comments Phil Hayward 03 5329 2517 0419 107 112 phayward@hockingstuart.com.au

> Indicative Selling Price \$375,000 - \$395,000 Median House Price Year ending June 2018: \$350,000

Set on a generous 1.5 acre (6367sqm approx.) treed allotment is this neat brick veneer home. The house comprises three bedrooms, 2 bathrooms, a spacious open plan living zone, and a neat 3-point kitchen. A freestanding wood-heater keeps the home cosy during the cooler months, and an undercover pergola at the rear of the home is ideal for outdoor living during the warmer times.

# **Comparable Properties**



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