

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

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

Median sale price

Median price \$350,000 House Unit Suburb or locality Enfield

Period - From 01/07/2017 to 30/06/2018 Source REIV

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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Rooms:**Property Type:** House**Land Size:** 6070 sqm approx

Agent Comments

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

**12 Woodlands Rd ENFIELD 3352 (REI/VG)**

Agent Comments

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Price: \$392,000**Method:** Private Sale**Date:** 13/12/2017**Rooms:** 4**Property Type:** House**Land Size:** 4047 sqm approx**22 Clarkes Rd ENFIELD 3352 (REI)**

Agent Comments

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Price: \$360,000**Method:** Private Sale**Date:** 07/08/2018**Rooms:** -**Property Type:** House**Land Size:** 5665.60 sqm approx**4516 Colac ballarat Rd NAPOLEONS 3352 (REI/VG)**

Agent Comments

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Price: \$355,000**Method:** Private Sale**Date:** 04/12/2017**Rooms:** 5**Property Type:** House**Land Size:** 4047 sqm approx