

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

46 Grevillea Drive, Enfield Vic 3352

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$623,000 Property Type House Suburb Enfield

Period - From 19/10/2021 to 18/10/2022 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 18 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	1 Briardale Av ENFIELD 3352	\$700,000	20/12/2021
2	100 Melaleuca Rd ENFIELD 3352	\$660,000	20/07/2022
3	76 Grevillea Dr ENFIELD 3352	\$645,000	14/04/2022

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 18 months.~~

This Statement of Information was prepared on:

19/10/2022 17:05



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Rooms: 6
Property Type: House
Land Size: 7822 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$720,000
Median House Price
19/10/2021 - 18/10/2022: \$623,000

Comparable Properties

1 Briardale Av ENFIELD 3352 (VG)

Agent Comments

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Price: \$700,000
Method: Sale
Date: 20/12/2021
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 4300 sqm approx



100 Melaleuca Rd ENFIELD 3352 (REI)

Agent Comments

 3  1  4

Price: \$660,000
Method: Private Sale
Date: 20/07/2022
Property Type: House (Res)
Land Size: 6983 sqm approx

76 Grevillea Dr ENFIELD 3352 (VG)

Agent Comments

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Price: \$645,000
Method: Sale
Date: 14/04/2022
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 9332 sqm approx