

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**29 Melaleuca Road,  
ENFIELD 3352**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$450,000**

### Median sale price

Median **House** for **ENFIELD** for period **Apr 2018 - Apr 2019**

Sourced from **Pricefinder**.

**\$385,500**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**7 Forest Court,**  
Enfield 3352

Price **\$430,335** Sold 11 April  
2018

**15 Incolls Road,**  
Enfield 3352

Price **\$440,000** Sold 21  
August 2018

**3705 Colac-Ballarat Road,**  
Enfield 3352

Price **\$445,000** Sold 03 May  
2018

### 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



6 parking

#### PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350

#### Contact agents



**Matthew Edwards**  
PRDnationwide

(03) 5329 4620  
0401 728 881

[matthewe@prdballarat.com.au](mailto:matthewe@prdballarat.com.au)



**Jacqui Sfetcopoulos**  
PRDnationwide

(03) 5329 4635  
0411 065 339

[jacquis@prdballarat.com.au](mailto:jacquis@prdballarat.com.au)

