## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 23 Enfield Avenue, Preston Vic 3072

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$769,950								
Median sale price									
Median price	\$953,125	Property Type House			Suburb	reston			
Period - From	01/01/2019	to	31/12/2019	Source	REIV				

#### Comparable property sales (\*Delete A or B below as applicable)

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

Ade	dress of comparable property	Price	Date of sale
1	28 Pacific Dr HEIDELBERG WEST 3081	\$751,000	13/12/2019
2			
3			

#### OR

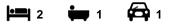
**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

20/04/2020 09:15







**Property Type:** House (Res) Agent Comments Indicative Selling Price \$769,950 Median House Price Year ending December 2019: \$953,125

# **Comparable Properties**



28 Pacific Dr HEIDELBERG WEST 3081 (REI) Agent Comments



Price: \$751,000 Method: Private Sale Date: 13/12/2019 Property Type: House

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Jellis Craig | P: 03 94598111



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.