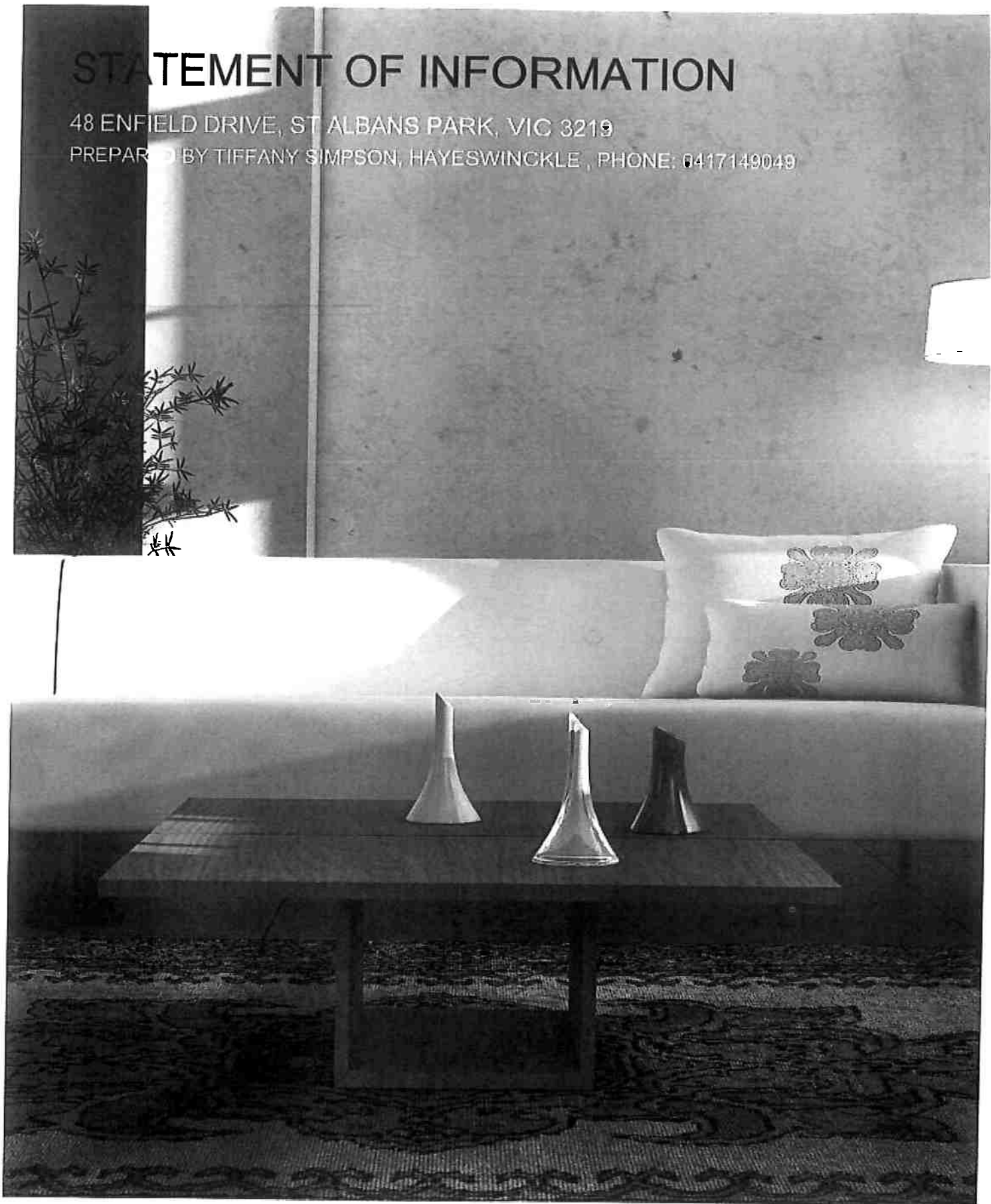


STATEMENT OF INFORMATION

48 ENFIELD DRIVE, ST ALBANS PARK, VIC 3219

PREPARED BY TIFFANY SIMPSON, HAYESWINCKLE, PHONE: 0417149049



[hayeswinckle]

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



48 ENFIELD DRIVE, ST ALBANS PARK,

3 1 1

Indicative Selling Price

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

Price Range: \$449,000 to \$489,000

Provided by: Tiffany Simpson, Hayeswinckle

MEDIAN SALE PRICE



ST ALBANS PARK, VIC, 3219

Suburb Median Sale Price (House)

\$437,500

01 December 2019 to 29 February 2020

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



311 WILSONS RD, ST ALBANS PARK, VIC 3219

3 1 1

Sale Price

****\$469,000**

Sale Date: 31/03/2020

Distance from Property: 651m



35 WESTMORELAND ST, ST ALBANS PARK, VIC

3 2 4

Sale Price

***\$488,000**

Sale Date: 18/03/2020

Distance from Property: 1.1km



34 ENFIELD DR, ST ALBANS PARK, VIC 3219

4 1 2

Sale Price

\$470,000

Sale Date: 23/10/2019

Distance from Property: 125m



This report has been compiled on 09/04/2020 by Hayeswinckle . Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

48 ENFIELD DRIVE, ST ALBANS PARK, VIC 3219

Indicative selling price

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

Price Range: \$449,000 to \$489,000

Median sale price

Median price

\$437,500

Property type

House

Suburb

ST ALBANS PARK

Period

01 December 2019 to 29 February 2020

Source

pricefinder

Comparable property sales

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	Price	Date of sale
311 WILSONS RD, ST ALBANS PARK, VIC 3219	**\$469,000	31/03/2020
35 WESTMORELAND ST, ST ALBANS PARK, VIC 3219	*\$488,000	18/03/2020
34 ENFIELD DR, ST ALBANS PARK, VIC 3219	\$470,000	23/10/2019

This Statement of Information was prepared

09/04/2020