

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

177 Grevillea Drive, Enfield Vic 3352

Indicative selling price

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

Single price \$94,000

or range between \$

&

\$

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

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
50 Clarkes Road, Enfield 3352	\$120,000	12/05/2017
Grenville Drive, Garibaldi 3352	\$100,000	30/01/2018
Lot 39 Grevillea Drive, Enfield 3352	\$90,000	15/11/2017