

Statement of Information

Single residential property located in Melbourne Greater Melbourne area

Section 47AF of the *Estate Agents Act 1980*

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.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode	Lot 412, Mapelstone Estate, Sunbury, Vic 3429
	No Comparisons available as new release

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price		or range between	\$280000	&	\$320000
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Median sale price

Median price	Property type	House	Suburb	
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Period - From		
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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 six 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

OR

B* 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: 01/04/2024

Resort Style Living Welcome you to very own paradise, adjacent to the coveted Hidden Valley Golf and Country Club. Take a leisurely stroll over and enjoy amenities like fine dining, golfing, swimming, and many more! Or enjoy a cup of coffee while overlooking the vast club grounds and the First Tee from your very own kitchen and backyard!

- Enjoy a panoramic views of the Hidden valley
- Spacious 4 Bedroom Double story Modern Tuscan Living
- 951 SQ M of land fully land scaped adjacent to Golf course.
- Stylish kitchen, with solid Timber Island bench incorporating wine fridge
- Formal Dinning overlooking the fully landscaped side garden.
- Superb size living rooms with ample privacy
- Study/office in quiet setting within home
- Heating and Cooling throughout the house
- Enjoy outdoor living all year round in the Alfresco with Motorised blinds
- Couple of minutes walk from club house
- it offers the ideal setting for lovers of properties next to Golf course.

This timeless family residence offers the perfect blend of luxury and comfort. Stretching over 950m², this 4 bedroom, 2.5 bath house offers ample living spaces for the entire family.

Through the spacious Entry to the house. you'll find all the communal living spaces seamlessly connected to one another. The versatile layout also includes a formal living and Dining room, adds to the ambiance.

It is connected to a fully updated, Stylish kitchen with Modern Appliances . The ground floor also includes a retreat and a spacious family Living area, making it the perfect space for family living.

A fully shelved study allows for family members to work as home office or can be customized to the family's needs, making it an additional bedroom, studio, or more.

Venturing upstairs, the home reveals four spacious bedrooms serviced by two bathrooms, one of which includes a charming bathtub for ultimate relaxation. It also offers a retreat area, additional lounging space for the family to enjoy. Master bedroom has generous walk in Robe with well appointed Ensuite Bathroom. It has Juliet Balcony overlooking hidden valley surrounds.

Large Alfresco with motorised blinds well set for gatherings, thus creating lasting memories.

Additional features a spacious garden with carefully planned landscaping to become seamless part of the golf course.

Enjoy the Ambiance of resort Style Living with opportunity to play golf, Tennis, swimming Gym as well Fine dining with fully functional club house facility. Or just walk your dog around in very tranquil surroundings.

This Tuscan Villa is sure to captivate the hearts of potential buyers.

Location

Close to Northern Hwy B75. Wallan boasts it's own train station along with a selection of local shopping facilities, Primary/secondary schooling Medical centers, and recreational facilities such as life style living at Hidden valley golf and country club