

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

249 Nine Mile Road Napoleons VIC 3352

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 \$1,300,000 & \$1,400,000

*Median sale price

Median price \$

Property type

Suburb

Period - From to

Source

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
1129A Lal Lal Street Buninyong VIC 3357	\$1,300,000	20/01/2021
15 Ogilvie Lane Buninyong VIC 3357	\$1,500,000	24/06/2021
451 Spratlings Road Ross Creek VIC 3351	\$1,455,000	31/10/2021

***Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing media sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents ACT 1980*.

This Statement of Information was prepared on: 23/11/2021