

Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address: 117 Tricks Lane Napoleons

**Indicative selling price**

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$560,000 & \$610,000

**Median sale price**

Median price: \$496,000 House Suburb: Buninyong  
Period - From: 01/08/2018 to 01/11/2018 Source: REA

**Comparable property sales**

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

**15 Watts Ct  
ROSS CREEK**

3 1 4

Stretched across a slight rise with high transom windows benefiting from its north orientation, this modern rendered home

**Sold by Private Sale \$560,000**  
**Date Sold 27/04/2018**  
**Land 29,138 SqM**

**27 Waterloo La  
MAGPIE**

3

**Sold by Private Sale \$605,000**  
**Date Sold 11/12/2017**  
**Land 20,200 SqM**

**36 Lloyds La  
NAPOLEONS**

3 2 2

Located in a highly sought after lifestyle and acreage area is this charming Mud Brick home that has all of the elements that

**Sold by Private Sale \$636,000**  
**Date Sold 27/06/2018**  
**Land 40,468 SqM**