

## 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

9 Andersons Road, Napoleons Vic 3352

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$410,000

&amp;

\$430,000

## Median sale price

Median price

House

Unit

Suburb or locality Napoleons

Period - From

to

Source REIV

## Comparable property sales (\*Delete A or B below as applicable)

- A\*** 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.

	Address of comparable property	Price	Date of sale
1	4579 Colac Ballarat Rd NAPOLEONS 3352	\$439,000	09/09/2016
2	4746 Colac Ballarat Rd NAPOLEONS 3352	\$425,000	20/03/2017
3	15 Watts Ct ROSS CREEK 3351	\$410,000	21/12/2016

OR

- B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

**\*When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situation and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980.**



3   
 2   
 4

**Rooms:** 5**Property Type:** Land**Land Size:** 4000 sqm approx

Agent Comments

Surrounded by established gardens, with 4000sqm (1 acre) of land, this beautifully presented brick home will impress upon your inspection. Offering an immaculate presentation inside and out, the home has a spacious master bedroom with a luxury ensuite complete with spa bath, and walk in robe. At the other end of the home, there are two more spacious bedrooms that both have built in robes, and the family bathroom. Centrally located the living zones include a spacious lounge, dining area, and a quality timber kitchen that comes complete with a dishwasher, electric cooking.

## Comparable Properties

**4579 Colac Ballarat Rd NAPOLEONS 3352 (VG)**

Agent Comments

3   
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**Price:** \$439,000**Method:** Sale**Date:** 09/09/2016**Rooms:** -**Property Type:** Hobby Farm < 20 ha (Rur)**Land Size:** 20200 sqm approx

**4746 Colac Ballarat Rd NAPOLEONS 3352 (REI/VG)**

Agent Comments

4   
 2   
 4

**Price:** \$425,000**Method:** Private Sale**Date:** 20/03/2017**Rooms:** 6**Property Type:** House**Land Size:** 4047 sqm approx

**15 Watts Ct ROSS CREEK 3351 (REI/VG)**

Agent Comments

3   
 1   
 2

**Price:** \$410,000**Method:** Private Sale**Date:** 21/12/2016**Rooms:** 4**Property Type:** House**Land Size:** 29300 sqm approx