

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

10 Nine Mile Road, Napoleons Vic 3352

Indicative selling price

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

Range between \$350,000

&

\$385,000

Median sale price*

Median price

House

Unit

Suburb or locality

Napoleons

Period - From

to

Source

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		
2		
3		

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 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.



Rooms:

Property Type: House (Res)

Land Size: 2975.893 sqm approx

Agent Comments

Located on the town outskirts, this property enjoys a country feel with approx. 3000sqm of land with established treed and gardens. The brick veneer home is full of charm with its cathedral ceilings, brick feature walls and timber dado panelling. Accommodation comprises a four bedrooms, including a master with ensuite and walk in robe. An updated kitchen boasts stone bench-tops, timber cabinetry and a dishwasher and overlooks the adjacent dining area. A spacious lounge is the perfect place to unwind, and a spacious entry area offers further living space.

Comparable Properties

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