

Carmel Cricelli

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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 517 Scotchmans Lead Road, Napoleons Vic 3352
Including suburb or locality and postcode

Indicative selling price

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

Single price \$360,000

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	4579 Colac Ballarat Rd NAPOLEONS 3352	\$439,000	09/09/2016
2	7 Glassons Rd CAMBRIAN HILL 3352	\$370,000	25/08/2017
3	4516 Colac ballarat Rd NAPOLEONS 3352	\$355,000	04/12/2017

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.

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Indicative Selling Price

\$360,000

No median price available



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Rooms:

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 6066 sqm approx

Agent Comments

Comparable Properties

4579 Colac Ballarat Rd NAPOLEONS 3352 (VG)

Agent Comments

3 - -

Price: \$439,000

Method: Sale

Date: 09/09/2016

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 20200 sqm approx



7 Glassons Rd CAMBRIAN HILL 3352 (VG)

Agent Comments

- - -

Price: \$370,000

Method: Sale

Date: 25/08/2017

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 7473 sqm approx



4516 Colac ballarat Rd NAPOLEONS 3352 (REI/VG)

Agent Comments

3 1 4

Price: \$355,000

Method: Private Sale

Date: 04/12/2017

Rooms: 5

Property Type: House

Land Size: 4047 sqm approx