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## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

			Section 47	AF of the Estate	Agents Act 1980		
Property offered for	r sale						
Address Including suburb of locality andpostcool	or	517 Scotchmans Lead Road, Napoleons Vic 3352					
Indicative selling p	rice						
For the meaning of the	s price see cor	sumer.vic.gov.	au/underquoting				
Single price \$36	60,000						
Median sale price*							
Median price	He	use	Unit	Suburb or locality	Napoleons		
Period - From	to		Source				
Comparable prope	rty sales (*De	elete A or B b	elow as applica	ıble)			
eighteen mor	are the three properties sold within five kilometres of the property for sale in the last en months that the estate agent or agent's representative considers to be most comparable property for sale.						
Address of compar	able property			Price	Date of sale		

Au	diess of comparable property	1 1100	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.

**Account** - Blue Ribbon Ballarat | P: 03 5332 7477 | F: 03 5338 8765





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> **Indicative Selling Price** \$360,000 No median price available



Rooms:

Property Type: Hobby Farm < 20

ha (Rur)

Land Size: 6066 sqm approx

Agent Comments

## Comparable Properties

4579 Colac Ballarat Rd NAPOLEONS 3352

(VG)

**=** 3





Price: \$439,000 Method: Sale Date: 09/09/2016 Rooms: -

**Property Type:** Hobby Farm < 20 ha (Rur)

Land Size: 20200 sqm approx

**Agent Comments** 



7 Glassons Rd CAMBRIAN HILL 3352 (VG)



Price: \$370,000 Method: Sale Date: 25/08/2017

Rooms: -

**Property Type:** Hobby Farm < 20 ha (Rur)

Land Size: 7473 sqm approx

**Agent Comments** 

**Agent Comments** 



4516 Colac ballarat Rd NAPOLEONS 3352

(REI/VG)





Price: \$355,000 Method: Private Sale Date: 04/12/2017

Rooms: 5 Property Type: House

Land Size: 4047 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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