

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 and
postcode

4 WATERS PLACE BUXTON VIC 3711

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$775,000

or range
between

&

Median sale price

Important advice about the median sale price: 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*.

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 18 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

11 STEAVENSON ROAD BUXTON VIC 3711	\$770,000	04-Mar-24
13 GWINGANNA PLACE BUXTON VIC 3711	\$775,000	22-Nov-23
7 BUXTON RISE BUXTON VIC 3711	\$742,500	02-Sep-24

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 18 months.~~

This Statement of Information was prepared on: 24 April 2025

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**11 STEAVENSON ROAD BUXTON
VIC 3711**

Sold Price

\$770,000

Sold Date

04-Mar-24
 3  3  2

Distance

0.71km

**13 GWINGANNA PLACE BUXTON
VIC 3711**

Sold Price

\$775,000

Sold Date

22-Nov-23
 3  2  2

Distance

0.72km

7 BUXTON RISE BUXTON VIC 3711

Sold Price

\$742,500

Sold Date

02-Sep-24
 4  2  -

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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