

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

Indicative selling price

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

Single price

Median sale price*

Median price Property Type Suburb

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	1788 Maroondah Hwy BUXTON 3711	\$510,000	21/03/2019
2	121 The Eagles Nest Rd MARYSVILLE 3779	\$505,000	17/05/2018
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.

This Statement of Information was prepared on:

* 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.

534 South Cathedral Lane, Buxton Vic 3711

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Property Type:
Agent Comments

Indicative Selling Price
\$625,000
No median price available

Comparable Properties



1788 Maroondah Hwy BUXTON 3711 (REI/VG) Agent Comments



Price: \$510,000
Method: Private Sale
Date: 21/03/2019
Property Type: Misc Improvements Rural (no dwelling)
Land Size: 295431 sqm approx

121 The Eagles Nest Rd MARYSVILLE 3779 (VG) Agent Comments



Price: \$505,000
Method: Sale
Date: 17/05/2018
Property Type: Hobby Farm < 20 ha
Land Size: 59370 sqm approx

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.

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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.