

## 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

36 Retreat Road, Buxton Vic 3711

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$410,000

#### Median sale price\*

Median price

House

Unit

Suburb or locality

Buxton

Period - From

to

Source

#### Comparable property sales (\*Delete A or B below as applicable)

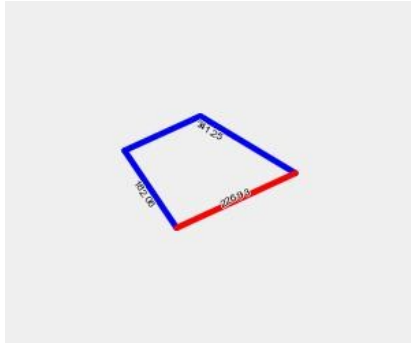
**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

|   | Address of comparable property            | Price     | Date of sale |
|---|---|-----------|--------------|
| 1 | 8 Elliot Ct BUXTON 3711                   | \$535,000 | 24/12/2017   |
| 2 | 1064 Buxton Marysville Rd MARYSVILLE 3779 | \$350,000 | 08/02/2018   |
| 3 | 90 Maryton La MARYSVILLE 3779             | \$305,000 | 24/05/2017   |

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.



3 Bedrooms - 1 Bathroom - 1 Car

**Rooms:**

**Property Type:** Mixed

Farming/Grazing (without structural improvements)

**Land Size:** 28140 sqm approx

Agent Comments

**Indicative Selling Price**  
\$410,000  
**No median price available**

## Comparable Properties

### 8 Elliot Ct BUXTON 3711 (VG)

Agent Comments

3 Bedrooms - 1 Bathroom - 1 Car

**Price:** \$535,000

**Method:** Sale

**Date:** 24/12/2017

**Rooms:** -

**Property Type:** Mixed Farming (Rur)

**Land Size:** 573268 sqm approx

### 1064 Buxton Marysville Rd MARYSVILLE 3779 (VG)

Agent Comments

3 Bedrooms - 1 Bathroom - 1 Car

**Price:** \$350,000

**Method:** Sale

**Date:** 08/02/2018

**Rooms:** -

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

**Land Size:** 38590 sqm approx



### 90 Maryton La MARYSVILLE 3779 (VG)

Agent Comments

3 Bedrooms - 1 Bathroom - 1 Car

**Price:** \$305,000

**Method:** Sale

**Date:** 24/05/2017

**Rooms:** -

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

**Land Size:** 102315 sqm approx