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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

49 Mareeba Avenue Buxton VIC 3711

 3  2  2

Indicative Selling Price

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

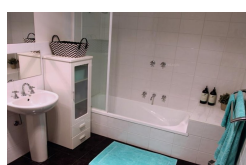
Range between \$495,000 & \$540,000

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

These are the 3 properties sold within 5 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.

	1 Mimosa Court Buxton VIC 3711	Sold Price	\$475,000	Sold Date	16-Sep-17
	 4  2  6			Distance	0.11km
	2 Ballina Court Buxton VIC 3711	Sold Price	\$575,000	Sold Date	26-Jun-18
	 3  2  2			Distance	0.21km
	27 Mareeba Avenue Buxton VIC 3711	Sold Price	\$510,000	Sold Date	06-Feb-18
	 4  2  4			Distance	0.33km

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