

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

17 Mareeba Avenue, Buxton Vic 3711

Indicative selling price

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

Single price \$295,000

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	20 Mareeba Av BUXTON 3711	\$345,000	03/01/2017
2	29 Buxton Marysville Rd BUXTON 3711	\$260,000	05/05/2017
3	14 Steavenson Rd BUXTON 3711	\$226,500	02/11/2016

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.

17 Mareeba Avenue, Buxton Vic 3711

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Indicative Selling Price

\$295,000

No median price available



Rooms:

Property Type: Land

Land Size: 3500 sqm approx

Agent Comments

Comparable Properties



20 Mareeba Av BUXTON 3711 (REI/VG)

Agent Comments



Price: \$345,000

Method: Private Sale

Date: 03/01/2017

Rooms: 3

Property Type: House

Land Size: 1867 sqm approx



29 Buxton Marysville Rd BUXTON 3711 (REI/VG)

Agent Comments



Price: \$260,000

Method: Private Sale

Date: 05/05/2017

Rooms: 4

Property Type: House

Land Size: 1800 sqm approx



14 Steavenson Rd BUXTON 3711 (REI/VG)

Agent Comments



Price: \$226,500

Method: Private Sale

Date: 02/11/2016

Rooms: 4

Property Type: House

Land Size: 2755 sqm approx