

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

43 Seal Rock Road, Buxton Vic 3711

Indicative selling price

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

Single price \$510,000

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 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
1	117 Passings Rd BUXTON 3711	\$617,000	04/05/2019
2	4 Dyes La BUXTON 3711	\$450,000	10/08/2018
3	2 Buxton Rise BUXTON 3711	\$410,000	29/07/2019

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:

05/02/2020 16:54

* 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.

43 Seal Rock Road, Buxton Vic 3711

Jenny Pullen

5963 3491

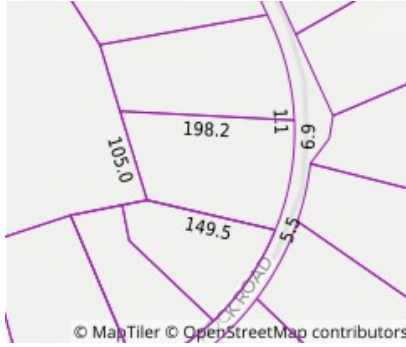
0408 100 590

jenny@professionalsmarysville.com.au

Indicative Selling Price

\$510,000

No median price available



Property Type: Hobby Farm < 20 ha

Land Size: 19730 sqm approx

Agent Comments

Comparable Properties

117 Passings Rd BUXTON 3711 (VG)

Agent Comments



Price: \$617,000

Method: Sale

Date: 04/05/2019

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 10000 sqm approx

4 Dyes La BUXTON 3711 (VG)

Agent Comments



Price: \$450,000

Method: Sale

Date: 10/08/2018

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4600 sqm approx



2 Buxton Rise BUXTON 3711 (VG)

Agent Comments



Price: \$410,000

Method: Sale

Date: 29/07/2019

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 12800 sqm approx

Account - Professionals Marysville | P: 03 5963 4491 | F: 03 5963 4493



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.