

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

11 Buxton Rise, Buxton Vic 3711

#### Indicative selling price

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

Range between \$980,000 & \$1,060,000

#### Median sale price\*

Median price  House  Unit  Suburb

Period - From  to  Source

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

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	65 Dyes La BUXTON 3711	\$1,225,000	12/05/2017
2	6 Church La BUXTON 3711	\$1,080,000	31/05/2017
3	71 Seal Rock Rd BUXTON 3711	\$840,000	19/05/2017

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six 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.

11 Buxton Rise, Buxton Vic 3711

Jenny Pullen

5963 3491

0408 100 590

jenny@professionalsmarysville.com.au

**Indicative Selling Price**

\$980,000 - \$1,060,000

**No median price available**



**Rooms:**

**Property Type:** Land

**Land Size:** 7200 sqm approx

**Agent Comments**

## Comparable Properties

**65 Dyes La BUXTON 3711 (VG)**

**Agent Comments**



**Price:** \$1,225,000

**Method:** Sale

**Date:** 12/05/2017

**Rooms:** -

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

**Land Size:** 68590 sqm approx

**6 Church La BUXTON 3711 (VG)**

**Agent Comments**



**Price:** \$1,080,000

**Method:** Sale

**Date:** 31/05/2017

**Rooms:** -

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

**Land Size:** 30000 sqm approx



**71 Seal Rock Rd BUXTON 3711 (REI/VG)**

**Agent Comments**



**Price:** \$840,000

**Method:** Private Sale

**Date:** 19/05/2017

**Rooms:** -

**Property Type:** Misc Improvements Rural (no dwelling)

**Land Size:** 29200 sqm approx