

STATEMENT OF INFORMATION

40 MOORES ROAD, BUFFALO, VIC 3958

PREPARED BY IRENE WALKER, SEJ REAL ESTATE LEONGTHA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



40 MOORES ROAD, BUFFALO, VIC 3958

 3  2  2

Indicative Selling Price

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

Single Price: **\$1,170,000**

Provided by: Irene Walker, SEJ Real Estate Leongatha

MEDIAN SALE PRICE



BUFFALO, VIC, 3958

Suburb Median Sale Price (House)

01 January 2023 to 31 December 2023

Provided by: 

COMPARABLE PROPERTIES

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.



29 DELTA LANE, BUFFALO, VIC 3958

 3  2  7

Sale Price

\$1,080,000

Sale Date: 09/12/2022

Distance from Property: 990m



15 BUFFALO-STONY CREEK RD, BUFFALO, VIC

 2  1  4

Sale Price

\$965,000

Sale Date: 17/10/2022

Distance from Property: 1.2km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

40 MOORES ROAD, BUFFALO, VIC 3958

Indicative selling price

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

Single Price:

\$1,170,000

Median sale price

Median price

Property type

House

Suburb

BUFFALO

Period

01 January 2023 to 31 December 2023

Source

pricefinder

Comparable property sales

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.

Address of comparable property

Price

Date of sale

29 DELTA LANE, BUFFALO, VIC 3958	\$1,080,000	09/12/2022
15 BUFFALO-STONY CREEK RD, BUFFALO, VIC 3958	\$965,000	17/10/2022

This Statement of Information was prepared on:

12/01/2024