



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



MEDIAN SALE PRICE



BUFFALO, VIC, 3958

Suburb Median Sale Price (House)

01 January 2023 to 31 December 2023

Provided by: pricefinder

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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

Sale Price \$1,080,000 Sale Date: 09/12/2022

Distance from Property: 990m

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15 BUFFALO-STONY CREEK RD, BUFFALO, VIC 🚊 2 🕒 1 🚓 4

Sale Price \$965,000 Sale Date: 17/10/2022

Distance from Property: 1.2km

This report has been compiled on 12/01/2024 by SEJ Real Estate Leongatha. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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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 2023	December	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: 1

12/01/2024

