

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

2509 Maroondah Highway, Buxton Vic 3711

Indicative selling price

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

Range between \$568,000

&

\$588,000

Median sale price*

Median price

Property Type

Suburb 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	2 Ballina Ct BUXTON 3711	\$575,000	26/06/2018
2			
3			

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.

This Statement of Information was prepared on:

01/11/2019 14:18

* 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.



Property Type: Hobby Farm < 20 ha

Land Size: 5340 sqm approx

Agent Comments

Comparable Properties

2 Ballina Ct BUXTON 3711 (VG)

Agent Comments



Price: \$575,000

Method: Sale

Date: 26/06/2018

Property Type: House (Res)

Land Size: 1400 sqm approx

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.