Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

A Including su locality andpo	burb or	221 Sout	th Cat	hedral Lane,	Buxton	Vic 3711			
Indicative selling price									
For the meaning	of this p	rice see	consu	mer.vic.gov.a	au/unde	erquoting			
Single pric	e \$695,0	000							
Median sale price									
Median price			House	е	Unit		Suburb or locality	Buxton	
Period - From			to			Source	REIV		

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.

Add	dress of comparable property	Price	Date of sale
1	10 Church La BUXTON 3711	\$725,000	28/04/2016
2	10 Buxton Rise BUXTON 3711	\$620,000	03/03/2017
3	250 South Cathedral La BUXTON 3711	\$475,000	01/09/2016

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.





Jenny Pullen 5963 3491 0408 100 590 jenny@professionalsmarysville.com.au

Indicative Selling Price \$695,000

Rooms:

Property Type:

Agent Comments

Property: •More than 20 acres of cleared land •Large established dam •Recently resurfaced driveway •One of only a few properties that adjoins the Cathedral National Park •Captivating views of the surrounding ranges House: •Modern design • Negligible running costs •Fully double glazed and top quality insulation •Floor to ceiling windows in every room •Quality timber window frames and doors •Black out blinds and BIR in all bedrooms •High quality custom made exterior roller blinds •Full external galvanised shutters Additional features: •Three large rainwater tanks •Additional site cut for parking or future out buildings

Comparable Properties



10 Church La BUXTON 3711 (VG)

--3

Price: \$725,000 Method: Sale Date: 28/04/2016

Rooms: -

Property Type: House (Res) Land Size: 37507 sqm approx **Agent Comments**

10 Buxton Rise BUXTON 3711 (VG)

-3





Agent Comments

Price: \$620,000 Method: Sale Date: 03/03/2017

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

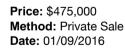
Land Size: 6680 sqm approx

250 South Cathedral La BUXTON 3711 (REI/VG)

-3



Agent Comments



Rooms: -

Property Type: Misc Improvements Rural (no

dwelling)

Land Size: 18110 sqm approx

Account - Marysville Triangle Real Estate | P: 03 5963 4491 | F: 03 5963 4493

