

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

221 South Cathedral Lane, Buxton Vic 3711

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$695,000

Median sale price

Median price

House

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.

	Address 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.~~



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)

Agent Comments



Price: \$725,000

Method: Sale

Date: 28/04/2016

Rooms: -

Property Type: House (Res)

Land Size: 37507 sqm approx

10 Buxton Rise BUXTON 3711 (VG)

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)

Agent Comments



Price: \$475,000

Method: Private Sale

Date: 01/09/2016

Rooms: -

Property Type: Misc Improvements Rural (no dwelling)

Land Size: 18110 sqm approx