

# 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

20 Dyes Lane, Buxton Vic 3711

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$450,000

### Median sale price

Median price \$270,000

Property Type Vacant land

Suburb Buxton

Period - From 26/05/2020

to 25/05/2021

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 18 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	11 Church La BUXTON 3711	\$300,000	14/12/2020
2	16 Seal Rock Rd BUXTON 3711	\$405,000	09/09/2020
3	12 Windsor Ct BUXTON 3711	\$307,000	29/07/2020

**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 18 months.~~

This Statement of Information was prepared on:

26/05/2021 14:55



**Property Type:** Hobby Farm < 20 ha  
**Land Size:** 4020 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$450,000  
**Median Land Price**  
26/05/2020 - 25/05/2021: \$270,000

## Comparable Properties



11 Church La BUXTON 3711 (VG)

Agent Comments



**Price:** \$300,000  
**Method:** Sale  
**Date:** 14/12/2020  
**Property Type:** Hobby Farm < 20 ha  
**Land Size:** 4350 sqm approx

16 Seal Rock Rd BUXTON 3711 (VG)

Agent Comments



**Price:** \$405,000  
**Method:** Sale  
**Date:** 09/09/2020  
**Property Type:** Hobby Farm < 20 ha  
**Land Size:** 20200 sqm approx

12 Windsor Ct BUXTON 3711 (VG)

Agent Comments



**Price:** \$307,000  
**Method:** Sale  
**Date:** 29/07/2020  
**Property Type:** Hobby Farm < 20 ha  
**Land Size:** 10014 sqm approx