## 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	9 Waters Place, Buxton Vic 3711
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Single price \$770,000

### Median sale price

Median price \$780,000	Property Type	House	Suburb	Buxton
Period - From 25/10/2022	to 24/10/2023	Sou	rce 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

Address of comparable property		Price	Date of sale
1	2235 Maroondah Hwy BUXTON 3711	\$3,650,000	27/07/2022
2	1 Waters PI BUXTON 3711	\$835,000	03/03/2023
3	10 Steavenson Rd BUXTON 3711	\$780,000	31/03/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	25/10/2023 14:40



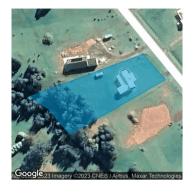


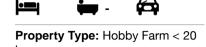
Robert Verhagen 03 5786 2033 0448 820 022 robert@integrityrealestate.com.au

> \$770,000 **Median House Price**

25/10/2022 - 24/10/2023: \$780,000

**Indicative Selling Price** 





Land Size: 4009 sqm approx

Agent Comments

# Comparable Properties



2235 Maroondah Hwy BUXTON 3711 (REI/VG)

Price: \$3,650,000 Method: Private Sale Date: 27/07/2022 Property Type: House

Land Size: 60702.90 sqm approx

**Agent Comments** 



1 Waters PI BUXTON 3711 (REI/VG)

Price: \$835,000 Method: Private Sale Date: 03/03/2023 Property Type: House Land Size: 3967 sqm approx Agent Comments

10 Steavenson Rd BUXTON 3711 (VG)

**--**3

Price: \$780.000 Method: Sale Date: 31/03/2023

Property Type: House (Previously Occupied -

Detached)

Land Size: 2352 sqm approx

Agent Comments

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