

# 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

9 Waters Place, 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 \$770,000

### Median sale price

Median price \$780,000

Property Type House

Suburb Buxton

Period - From 25/10/2022

to 24/10/2023

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	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 comparable properties 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

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**Indicative Selling Price**

\$770,000

**Median House Price**

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



**Property Type:** Hobby Farm < 20 ha

**Land Size:** 4009 sqm approx

Agent Comments

## Comparable Properties



**2235 Maroondah Hwy BUXTON 3711 (REI/VG)** Agent Comments



**Price:** \$3,650,000

**Method:** Private Sale

**Date:** 27/07/2022

**Property Type:** House

**Land Size:** 60702.90 sqm approx



**1 Waters PI BUXTON 3711 (REI/VG)** Agent Comments



**Price:** \$835,000

**Method:** Private Sale

**Date:** 03/03/2023

**Property Type:** House

**Land Size:** 3967 sqm approx

**10 Steavenson Rd BUXTON 3711 (VG)** Agent Comments



**Price:** \$780,000

**Method:** Sale

**Date:** 31/03/2023

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 2352 sqm approx