

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

85 Seal Rock Road, Buxton Vic 3711

Indicative selling price

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

Single price

\$430,000

Median sale price*

Median price

House

Unit

Suburb or locality

Buxton

Period - From

to

Source

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.

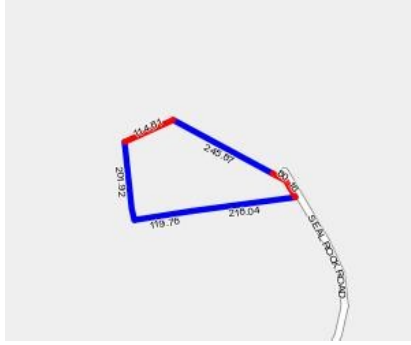
Address of comparable property		Price	Date of sale
1	12 Glendale La TAGGERTY 3714	\$355,000	17/12/2016
2	90 Maryton La MARYSVILLE 3779	\$305,000	24/05/2017
3	11 Church La BUXTON 3711	\$260,000	26/03/2017

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

85 Seal Rock Road, Buxton Vic 3711



Rooms:
Property Type: Land
Land Size: 53600 sqm approx
Agent Comments

Indicative Selling Price
\$430,000
No median price available

72 Seal Rock Road sold 22/01/2018 22534.5m2 for \$438,000

Comparable Properties



12 Glendale La TAGGERTY 3714 (REI/VG)

Agent Comments



Price: \$355,000
Method: Private Sale
Date: 17/12/2016
Rooms: 1
Property Type: Land (Rur)
Land Size: 89920 sqm approx



90 Maryton La MARYSVILLE 3779 (VG)

Agent Comments



Price: \$305,000
Method: Sale
Date: 24/05/2017
Rooms: -
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 102315 sqm approx



11 Church La BUXTON 3711 (REI/VG)

Agent Comments



Price: \$260,000
Method: Private Sale
Date: 26/03/2017
Rooms: -
Property Type: Land
Land Size: 4300 sqm approx