

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

2257 Maroondah Highway, Buxton Vic 3711

Indicative selling price

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

Single price

\$480,000

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	49 Mareeba Av BUXTON 3711	\$500,000	23/11/2018
2	31 Mareeba Av BUXTON 3711	\$387,000	18/06/2018
3	2195 Maroondah Hwy BUXTON 3711	\$340,000	26/07/2018

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.



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Rooms:
Property Type: Strata Unit/Flat
Land Size: 4000 sqm approx
Agent Comments

Indicative Selling Price
\$480,000
No median price available

Comparable Properties



49 Mareeba Av BUXTON 3711 (VG)

Agent Comments

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Price: \$500,000
Method: Sale
Date: 23/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 2600 sqm approx



31 Mareeba Av BUXTON 3711 (VG)

Agent Comments

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Price: \$387,000
Method: Sale
Date: 18/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 3800 sqm approx

2195 Maroondah Hwy BUXTON 3711 (VG)

Agent Comments

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Price: \$340,000
Method: Sale
Date: 26/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 2900 sqm approx