Statement of Information

Single residential property located in the Melbourne metropolitan area

		Section 47AF	of the Estate Agents Act 1980
Property offered for	sale		
Address Including suburb and postcode	1 Waters Pl, Buxton V	ic 3711	
Indicative selling price	ce		
For the meaning of this	orice see consumer.vic.	.gov.au/underquoting	
Single price \$530,	000		
Median sale price			
Median price	House	Unit	Suburb Buxton
Period - From	to	Source R	REIV

Comparable property sales (*Delete A or B below as applicable)

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	5 Church La BUXTON 3711	\$540,056	01/08/2017
2	11 Keppels Ct MARYSVILLE 3779	\$530,000	14/06/2017
3	23 Patagorang PI BUXTON 3711	\$490,000	29/06/2017

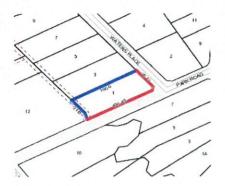
OR

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





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Rooms:

Property Type: House (Res)

Agent Comments

Indicative Selling Price \$530,000

Comparable Properties



5 Church La BUXTON 3711 (REI/VG)

3

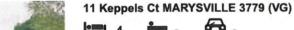


€ 5

Price: \$540.056 Method: Private Sale Date: 01/08/2017

Rooms: -

Property Type: House Land Size: 4780 sqm approx **Agent Comments**









Agent Comments



Rooms: -

Property Type: House (Previously Occupied -

Detached)

Land Size: 3877 sqm approx

Agent Comments



23 Patagorang PI BUXTON 3711 (REI/VG)

3





Price: \$490,000 Method: Private Sale Date: 29/06/2017 Rooms: 4

Property Type: House

Land Size: 12141 sqm approx

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