

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 Vic 3711

Indicative selling price

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

Single price \$530,000

Median sale price

Median price

House

Unit

Suburb

Buxton

Period - From

to

Source REIV

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

A* 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.

Address 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 Pl BUXTON 3711	\$490,000	29/06/2017

OR

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

1 Waters Pl, Buxton Vic 3711



Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$530,000

Comparable Properties



5 Church La BUXTON 3711 (REI/VG)

Agent Comments

3 2 5

Price: \$540,056
Method: Private Sale
Date: 01/08/2017
Rooms: -
Property Type: House
Land Size: 4780 sqm approx



11 Keppels Ct MARYSVILLE 3779 (VG)

Agent Comments

4 - -

Price: \$530,000
Method: Sale
Date: 14/06/2017
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 3877 sqm approx



23 Patagorang Pl BUXTON 3711 (REI/VG)

Agent Comments

3 2 9

Price: \$490,000
Method: Private Sale
Date: 29/06/2017
Rooms: 4
Property Type: House
Land Size: 12141 sqm approx