

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

55 Pennyroyal School Road, Pennyroyal Vic 3235

Indicative selling price

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

Range between \$1,200,000

&

\$1,265,000

Median sale price*

Median price

Property Type

Suburb

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 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	20 Old Lorne Rd DEANS MARSH 3235	\$1,400,000	15/06/2018
2	40 Bushes Rd MURROON 3243	\$1,200,000	24/10/2018
3	415 Pennyroyal Valley Rd PENNYROYAL 3235	\$1,125,000	11/03/2019

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:

30/09/2019 12:44

* 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.



Property Type: Cattle/Dairy (Rur)

Land Size: 559809 sqm approx

Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,265,000
No median price available

Comparable Properties



20 Old Lorne Rd DEANS MARSH 3235
(REI/VG)

Agent Comments



Price: \$1,400,000

Method: Private Sale

Date: 15/06/2018

Rooms: 8

Property Type: Hobby Farm/Farmlet 20 ha+
(Rur)

Land Size: 220100 sqm approx

40 Bushes Rd MURROON 3243 (VG)

Agent Comments



Price: \$1,200,000

Method: Sale

Date: 24/10/2018

Property Type: Cattle/Beef (Rur)

Land Size: 241600 sqm approx



415 Pennyroyal Valley Rd PENNYROYAL 3235
(REI/VG)

Agent Comments



Price: \$1,125,000

Method: Private Sale

Date: 11/03/2019

Rooms: 4

Property Type: Mixed Farming (Rur)

Land Size: 607050 sqm approx