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 betweer	n \$1,200,000	&	\$1,265,000	
Median sale p	rice*			
Median price		Property Type	S	Suburb Pennyroyal
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.

Ado	dress 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.



§ Stewart





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)



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

Agent Comments

Agent Comments

40 Bushes Rd MURROON 3243 (VG)



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 Agent Comments (REI/VG) **-** 3

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Price: \$1,125,000 Method: Private Sale Date: 11/03/2019 Rooms: 4 Property Type: Mixed Farming (Rur) Land Size: 607050 sqm approx

Account - Charles Stewart & Co | P: 03 52315400 | F: 03 52313160





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.