

# 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

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

### 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:

\* 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