

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 115 Sincocks Road Pennyroyal Vic 3235

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$595,000

or range between

&

Median sale price

Median price \$635,000

Property type *Land*

Suburb Pennyroyal Vic 3235

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

Address of comparable property	Price	Date of sale
1		
2		
3		

B.

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within 5 kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 20/1/2021