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

117 Pryors Road, Scotsburn Vic 3352

Indicative selling price

Ear the meaning	of this price and	concurrent via davi a	/undergueting
For the meaning	or this price see	consumer.vic.gov.a	u/underquoting

Single price \$1,500,000

Median sale price*

Median price	Pro	operty Type			Suburb	Scotsburn
Period - From	to		So	ource		

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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

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 eighteen months.

This Statement of Information was prepared on:

18/11/2019 13:54

* 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.





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Property Type: Mixed Farming/Grazing (without structural improvements) Land Size: 168000 sqm approx Agent Comments Indicative Selling Price \$1,500,000 No median price available

Nestled amongst the volcanic foothills of Mount Buniynong – "The Glen' at Scotsburn offers a unique opportunity to secure a productive lifestyle property with a multitude of income producing potential. Offering 16.8ha (41 acres), two residences, a private lake, an 18ML irrigation right and productive volcanic soils - "The Glen" is an idyllic country estate – located only minutes to amenities of both Buninyong and Ballarat, and with easy access to both Geelong and Melbourne.

Comparable Properties

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 eighteen months.

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555



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.