

WE DELIVER RESULTS

STATEMENT OF INFORMATION

291 PUDDING BAG ROAD, DRUMMOND, VIC 3461

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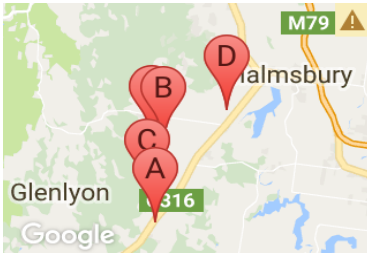
STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**291 PUDDING BAG ROAD, DRUMMOND,****Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**Price Range:****\$565,000 to \$585,000**

Provided by: Tom Shaw, Biggin & Scott Daylesford

MEDIAN SALE PRICE

**DRUMMOND, VIC, 3461****Suburb Median Sale Price (House)****\$350,000**

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

**1590 DAYLESFORD-MALMSBURY RD,****Sale Price****\$705,000**

Sale Date: 12/11/2016

Distance from Property: 4.8km

**231 PUDDING BAG RD, DRUMMOND, VIC****Sale Price****\$810,000**

Sale Date: 01/04/2017

Distance from Property: 601m

**6 BUSHMANS CRES, DRUMMOND, VIC 3461****Sale Price****\$415,000**

Sale Date: 04/08/2017

Distance from Property: 3.2km

**This report has been compiled on 22/11/2017 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au**

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48 ALISONS RD, DRUMMOND NORTH, VIC

 **3**  **2**  **2**

Sale Price

***\$656,000**

Sale Date: 11/10/2017

Distance from Property: 4.3km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

291 PUDDING BAG ROAD, DRUMMOND, VIC 3461

Indicative selling price

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

Price Range:

\$565,000 to \$585,000

Median sale price

Median price

\$350,000

House

☒

Unit

☐


Suburb

DRUMMOND

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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 |
|--|------------|--------------|
| 1590 DAYLESFORD-MALMSBURY RD, DRUMMOND, VIC 3461 | \$705,000 | 12/11/2016 |
| 231 PUDDING BAG RD, DRUMMOND, VIC 3461 | \$810,000 | 01/04/2017 |
| 6 BUSHMANS CRES, DRUMMOND, VIC 3461 | \$415,000 | 04/08/2017 |
| 48 ALISONS RD, DRUMMOND NORTH, VIC 3446 | *\$656,000 | 11/10/2017 |