

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 and
postcode

115 Pudding Bag Road Drummond VIC 3461

Indicative selling price

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

Single Price

\$1,060,000

or range
between

&

Median sale price

Important advice about the median sale price: 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*.

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

2085 Daylesford-Malmsbury Road Drummond VIC 3461	\$1,265,000	21-Jun-20
30 Drummond-Lauriston Road Drummond VIC 3461	\$1,300,000	16-Jul-20
90 Trickeys Lane Drummond VIC 3461	\$1,250,000	04-Oct-20

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: 16 March 2021



**2085 Daylesford-Malmsbury Road
Drummond VIC 3461**

 3  2  -

Sold Price

\$1,265,000

Sold Date

21-Jun-20

Distance

0.45km



**30 Drummond-Lauriston Road
Drummond VIC 3461**

 4  2  2

Sold Price

\$1,300,000

Sold Date

16-Jul-20

Distance

1.36km



**90 Trickeys Lane Drummond VIC
3461**

 5  2  2

Sold Price

\$1,250,000

Sold Date

04-Oct-20

Distance

1.42km



**515 Scobles Road Drummond VIC
3461**

 3  2  6

Sold Price

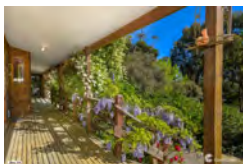
\$725,000

Sold Date

05-Nov-20

Distance

2.3km



**298 Scobles Road Drummond VIC
3461**

 4  2  2

Sold Price

\$525,000

Sold Date

27-Aug-20

Distance

2.31km



**280 Scobles Road Drummond VIC
3461**

 -  -  -

Sold Price

\$170,000

Sold Date

24-Feb-20

Distance

2.45km

RS = Recent sale

UN = Undisclosed Sale

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276 Scobles Road Drummond VIC 3461

 3  -  -

Sold Price

- Sold Date **16-Sep-20**

Distance **2.53km**



270 Scobles Road Drummond VIC 3461

 2  1  2

Sold Price

\$365,000 Sold Date **01-Aug-20**

Distance **2.61km**



275 Zig Zag Road Drummond North VIC 3446

 3  1  2

Sold Price

\$995,000 Sold Date **17-Aug-20**

Distance **2.64km**



38 Nalya Court Drummond North VIC 3446

 -  -  -

Sold Price

^{RS} **\$240,000** Sold Date **25-Feb-21**

Distance **2.79km**



250 Scobles Road Drummond VIC 3461

 3  1  4

Sold Price

\$450,054 Sold Date **06-Jul-20**

Distance **2.8km**



20 Blacks Lane Drummond North VIC 3446

 2  -  -

Sold Price

- Sold Date **03-Dec-19**

Distance **2.82km**

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UN = Undisclosed Sale

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**465 Vaughan Springs Road
 Drummond North VIC 3446**

 3  2  2

Sold Price

^{RS} **\$700,000**

Sold Date

25-Jan-21

Distance

2.96km



**199 Scobles Road Drummond VIC
 3461**

 3  1  4

Sold Price

\$610,800

Sold Date

30-Oct-20

Distance

3.12km



**75 Stringybark Track Lauriston VIC
 3444**

 4  2  2

Sold Price

\$765,000

Sold Date

29-Jun-20

Distance

3.29km



**30 Bushmans Crescent Drummond
 VIC 3461**

 1  1  -

Sold Price

\$275,000

Sold Date

19-Dec-19

Distance

3.3km



**1731 Daylesford-Malmsbury Road
 Drummond VIC 3461**

 -  -  -

Sold Price

\$212,300

Sold Date

04-Dec-20

Distance

3.37km



**37 Bushmans Crescent Drummond
 VIC 3461**

 5  -  -

Sold Price

- Sold Date

21-Jul-20

Distance

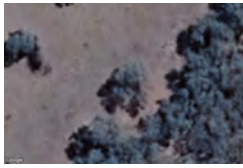
3.5km

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Odonnells Road Lauriston VIC 3444 Sold Price **\$240,000** Sold Date **05-Aug-20**

 -  -  -

Distance **3.54km**



420 Zig Zag Road Drummond North VIC 3446

Sold Price **\$201,068** Sold Date **05-Nov-20**

 3  2  2

Distance **3.6km**



43 Isaac Lane Lauriston VIC 3444

Sold Price **\$895,000** Sold Date **11-Nov-20**

 4  1  2

Distance **4.01km**

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UN = Undisclosed Sale

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