

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 Pudding Bag Road, Drummond Vic 3461

Indicative selling price

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

Range between

\$695,000

&

\$740,000

Median sale price*

Median price

House

Unit

Suburb or locality

Drummond

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 eighteen 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	201 Zig Zag Rd DRUMMOND NORTH 3446	\$690,000	30/11/2017
2	37 Portwines Rd LAURISTON 3444	\$682,500	07/05/2017
3	48 Alisons Rd DRUMMOND NORTH 3446	\$656,000	11/10/2017

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.~~

* 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.



 6  2  4

Rooms: 13
Property Type: Mixed
Farming/Grazing (without structural improvements)
Land Size: 53620 sqm approx
Agent Comments
Historic property on approx 13 acres with 2 homes and a complex of outbuildings.

Indicative Selling Price
\$695,000 - \$740,000
No median price available

Comparable Properties

201 Zig Zag Rd DRUMMOND NORTH 3446 (VG) Agent Comments

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Price: \$690,000
Method: Sale
Date: 30/11/2017
Rooms: -
Property Type: Vines (Rur)
Land Size: 94560 sqm approx



37 Portwines Rd LAURISTON 3444 (REI/VG) Agent Comments

 3  2  2

Price: \$682,500
Method: Auction Sale
Date: 07/05/2017
Rooms: 7
Property Type: House (Res)
Land Size: 160000 sqm approx



48 Alisons Rd DRUMMOND NORTH 3446 (REI/VG) Agent Comments

 3  2  2

Price: \$656,000
Method: Private Sale
Date: 11/10/2017
Rooms: 4
Property Type: House
Land Size: 85254 sqm approx