

# RT Edgar

## STATEMENT OF INFORMATION

### EVIDENCE OF RESEARCH

#### Property offered for sale

Lot 8, 405 Taradale Road, Drummond North 3446

#### Search details

Date of search	22/05/2017	Platform	Pricefinder.com.au		
Km radius	5 Kms	Date Range	June 2016	to	June 2017
Property type	Residential Land	Price Range	\$180,000	to	\$200,000
Result type	Comparative Market Analysis				
Data source	Pricefinder.com.au	Properties with undisclosed prices included	Yes		
		Confirmed settled sales included only	Yes		

#### Results

The above search conducted by Nathan Said of RT Edgar Kyneton produced results that found less than three comparable properties sold within five kilometres of the property for sale in the last eighteen months.

Details of the results can be seen below.

Address of comparable property	Price	Date of sale
1 105 Nayla Court, Drummond, Vic 3461	\$132,000	23/12/