

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 2098 Daylesford-Malmsbury 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 \$ or range between \$960,000 & \$1,050,000

Median sale price

Median price \$796,000 Property type House Suburb Kyneton

Period - From 30 Jun 2021 to 01 Jul 2022 Source CoreLogic

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 |
|---|-------------|--------------|
| 115 Pudding Bag Road, Drummond VIC 3461 | \$1,010,000 | 19-Mar-2021 |
| 2085 Daylesford-Malmsbury Road, Drummond VIC 3461 | \$1,265,000 | 21-Jun-2020 |
| 90 Trickeys Lane, Drummond VIC 3461 | \$1,250,000 | 04-Oct-2020 |

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: 4th November 2021