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	334 Scobles Road, Drummond, Vic 3461

Indicative selling price

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

	range between	$795,000	&	$850,000

Median sale price

Median price	$611,000	Property type	House	Suburb	Drummond
Period - From	July 2020	to	June 2021	Source	Pricefinder

Comparable property sales

These are the two 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
364 Scobles Road, Drummond	$1,050,000	04/03/2021
115 Pudding Bag Road, Drummond	$1,010,000	19/03/2021

This Statement of Information was prepared on: 28th September, 2021