Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

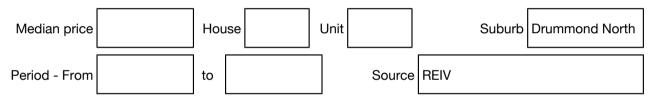
750 Vaughan Springs Road, Drummond North Vic 3446

Indicative selling price

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

Single price \$1,250,000

Median sale price



Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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		
2		
3		

OR

B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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hockingstuart



Rooms: **Property Type:** Agent Comments

Nathan Skewes 5348 1700 0439 322 630 nskewes@hockingstuart.com.au

> **Indicative Selling Price** \$1,250,000





Comparable Properties



60 Pollards La DRUMMOND 3461 (REI/VG) Agent Comments **6** 4 **----** 3 2 Price: \$1,200,000 Method: Private Sale Date: 11/01/2017 Rooms: 5 Property Type: House (Res) Land Size: 161880 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months. There is no Median price data for Drummond North as of 4/10/17.

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