

## 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

4 Lode Court Diggers Rest VIC 3427

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$552,500

Property type

House

Suburb

Diggers Rest

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

### 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 6 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

4 Glitter Road Diggers Rest VIC 3427	\$565,000	05-Jul-21
41A License Road Diggers Rest VIC 3427	\$625,000	21-May-21
2 Plumpton Road Diggers Rest VIC 3427	\$700,000	23-Jul-21

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 6 months.~~

This Statement of Information was prepared on: 29 September 2021



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**4 Glitter Road Diggers Rest VIC 3427**

3 1 4

Sold Price

**\$565,000**

Sold Date

**05-Jul-21**

Distance

**0.24km**



**41A License Road Diggers Rest VIC 3427**

3 2 3

Sold Price

**\$625,000**

Sold Date

**21-May-21**

Distance

**0.47km**



**2 Plumpton Road Diggers Rest VIC 3427**

4 3 6

Sold Price

<sup>RS</sup> **\$700,000**

Sold Date

**23-Jul-21**

Distance

**1.28km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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