

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

22 Colour Road, Diggers Rest Vic 3427

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$320,000

Property Type Vacant land

Suburb Diggers Rest

Period - From 31/07/2022

to

30/07/2023

Source REIV

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	24 Wheat St DIGGERS REST 3427	\$385,000	17/04/2023
2	23 Wheat St DIGGERS REST 3427	\$339,000	23/04/2023
3	13 Dulce St DIGGERS REST 3427	\$318,000	01/03/2023

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.~~

This Statement of Information was prepared on:

31/07/2023 18:27

22 Colour Road, Diggers Rest Vic 3427

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Property Type:
Divorce/Estate/Family Transfers
Land Size: 560 sqm approx
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Land Price
31/07/2022 - 30/07/2023: \$320,000

Comparable Properties

24 Wheat St DIGGERS REST 3427 (VG)

Agent Comments



Price: \$385,000
Method: Sale
Date: 17/04/2023
Property Type: Land
Land Size: 442 sqm approx

23 Wheat St DIGGERS REST 3427 (VG)

Agent Comments



Price: \$339,000
Method: Sale
Date: 23/04/2023
Property Type: Land
Land Size: 386 sqm approx

13 Dulce St DIGGERS REST 3427 (VG)

Agent Comments



Price: \$318,000
Method: Sale
Date: 01/03/2023
Property Type: Land
Land Size: 340 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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