

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

95 Plumpton Road Diggers Rest VIC 3427

Indicative selling price

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

Single Price

\$340,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$296,000

Property type

Land

Suburb

Diggers Rest

Period-from

01 Jan 2019

to

31 Dec 2019

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

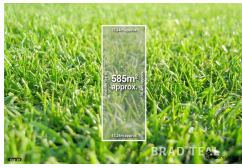
Date of sale

72 Welcome Road Diggers Rest VIC 3427	\$335,000	05-Oct-19
14 Himalaya Drive Diggers Rest VIC 3427	\$315,000	17-Nov-19
13 Tenement Street Diggers Rest VIC 3427	\$315,000	31-Jul-19

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: 17 January 2020



72 Welcome Road Diggers Rest VIC 3427 Sold Price **\$335,000** Sold Date **05-Oct-19**

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Distance **0.69km**



14 Himalaya Drive Diggers Rest VIC 3427 Sold Price **\$315,000** Sold Date **17-Nov-19**

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Distance **0.76km**



13 Tenement Street Diggers Rest VIC 3427 Sold Price

Sold Date **31-Jul-19**

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  -
  2

Distance **1.32km**

RS = Recent sale UN = Undisclosed Sale

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