

27 Calder Highway Diggers Rest VIC 3427



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► YOUR PROFESSIONAL AGENT

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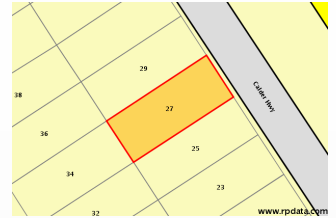
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► YOUR PROPERTY

27 Calder Highway Diggers Rest VIC 3427

► PROPERTY DETAILS

27 Calder Highway Diggers Rest, VIC, 3427



► DESCRIPTION

PROPERTY TYPE:	Land: Res House
ZONING:	General Residential Zone - Schedule 1
LAND USE:	
REAL PROPERTY DESCRIPTOR:	LOT 566 LP53137

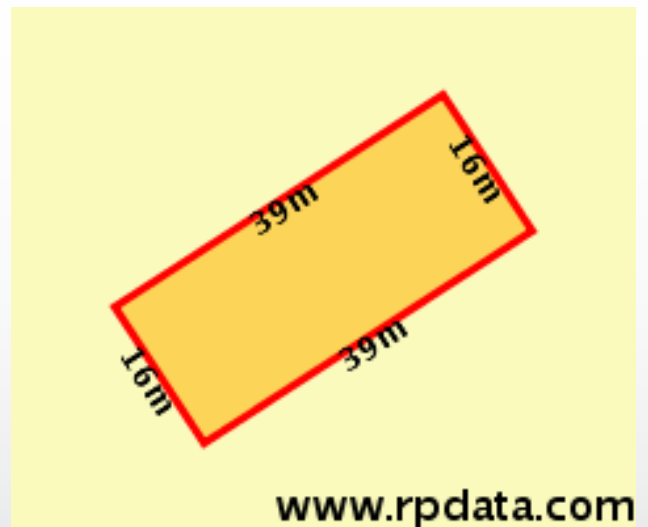
► FEATURES

- SE Aspect
- 1 No. Floor Levels Inside Unit
- General Residential Zone - Schedule 1 Development Zone
- On Main Road

► SALES HISTORY

SALE DATE	SALE PRICE
2 Nov 2010	\$0

► PROPERTY DIMENSIONS



► SOLD PROPERTIES



45 Calder Highway Diggers Rest VIC 3427

Sold Price: \$465,000
 Sold Date: 17 May 2018
 Category: House: Standard
 Lot Plan: 557/LP53137 DIGGERS REST VIC



Distance: 0.14km

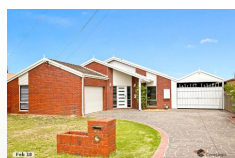


44 Cradle Road Diggers Rest VIC 3427

Sold Price: \$430,000
 Sold Date: 9 Mar 2018
 Category: House: Standard
 Lot Plan: 1/TP181318 DIGGERS REST VIC



Distance: 0.47km



41A License Road Diggers Rest VIC 3427

Sold Price: \$550,000
 Sold Date: 17 Mar 2018
 Category: House
 Lot Plan: 1/TP808627 DIGGERS REST VIC



Distance: 0.40km



25 Plumpton Road Diggers Rest VIC 3427

Sold Price: \$552,000
 Sold Date: 10 Apr 2018
 Category: House: Standard
 Lot Plan: 110/LP53137 DIGGERS REST VIC



Distance: 0.77km



74 Welcome Road Diggers Rest VIC 3427

Sold Price: \$475,000
 Sold Date: 27 Mar 2018
 Category: House
 Lot Plan: 1/TP192375 DIGGERS REST VIC



Distance: 0.40km

► ON THE MARKET



56 Cradle Road Diggers Rest VIC 3427

Listing Price: \$440,000-\$480,000
Listing Date: 6 Aug 2018
Agency: Raine & Horne - Sunbury
Lot Plan: 253/LP53137 DIGGERS REST VIC



Listing Type: Normal Sale
Distance: 0.55km



45 License Road Diggers Rest VIC 3427

Listing Price: \$454,498
Listing Date: 3 Aug 2018
Agency: Simonds Homes - Melbourne
Lot Plan: 446/LP53137 DIGGERS REST VIC



Listing Type: Normal Sale
Distance: 0.43km



3 Shoring Road Diggers Rest VIC 3427

Listing Price: \$650,000
Listing Date: 31 Jul 2018
Agency: For Sale OR Rent By Owner
Lot Plan: 351/LP53137 DIGGERS REST VIC



Listing Type: Normal Sale
Distance: 0.32km



1 Stake Road Diggers Rest VIC 3427

Listing Price: Auction
Listing Date: 6 Aug 2018
Agency: Ypa Estate Agents Sunbury
Lot Plan: 200/LP53137 DIGGERS REST VIC



Listing Type: Auction
Distance: 0.34km

MARKET COMPARISON



45 Calder Highway Diggers Rest VIC 3427

First Ad Price:	\$460,000	Last Ad Price:	\$460,000
Actual Sale Price:	\$465,000		
% Change First to Last Ad Price:	0%		
% Total Change:	1.09%		

 3	 1	 2	 Approx. 588m ²
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Days On Market:	9
Distance:	0.14km



56 Cradle Road Diggers Rest VIC 3427

First Ad Price:	\$480,000	Last Ad Price:	\$480,000
Actual Sale Price:			
% Change First to Last Ad Price:	0%		
% Total Change:			

 3	 1	 3	 Approx. 572m ²
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Days On Market:	20
Distance:	0.55km



41A License Road Diggers Rest VIC 3427

First Ad Price:	Last Ad Price:
Actual Sale Price:	\$550,000
% Change First to Last Ad Price:	
% Total Change:	

 3	 2	 2	 Approx. 607m ²
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Days On Market:	26
Distance:	0.40km



1 Stake Road Diggers Rest VIC 3427

First Ad Price:	Last Ad Price: Auction
Actual Sale Price:	
% Change First to Last Ad Price:	
% Total Change:	

 3	 2	 2	 Approx. 578m ²
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Days On Market:	24
Distance:	0.34km

► AREA PROFILE

The size of Diggers Rest is approximately 69.9 square kilometres.

It has 6 parks covering nearly 0.8% of total area.

The population of Diggers Rest in 2011 was 2,275 people.

By 2016 the population was 2,746 showing a population growth of 20.7% in the area during that time.

The predominant age group in Diggers Rest is 20-29 years.

Households in Diggers Rest are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments.

In general, people in Diggers Rest work in a clerical occupation.

In 2011, 79.6% of the homes in Diggers Rest were owner-occupied compared with 79.2% in 2016.

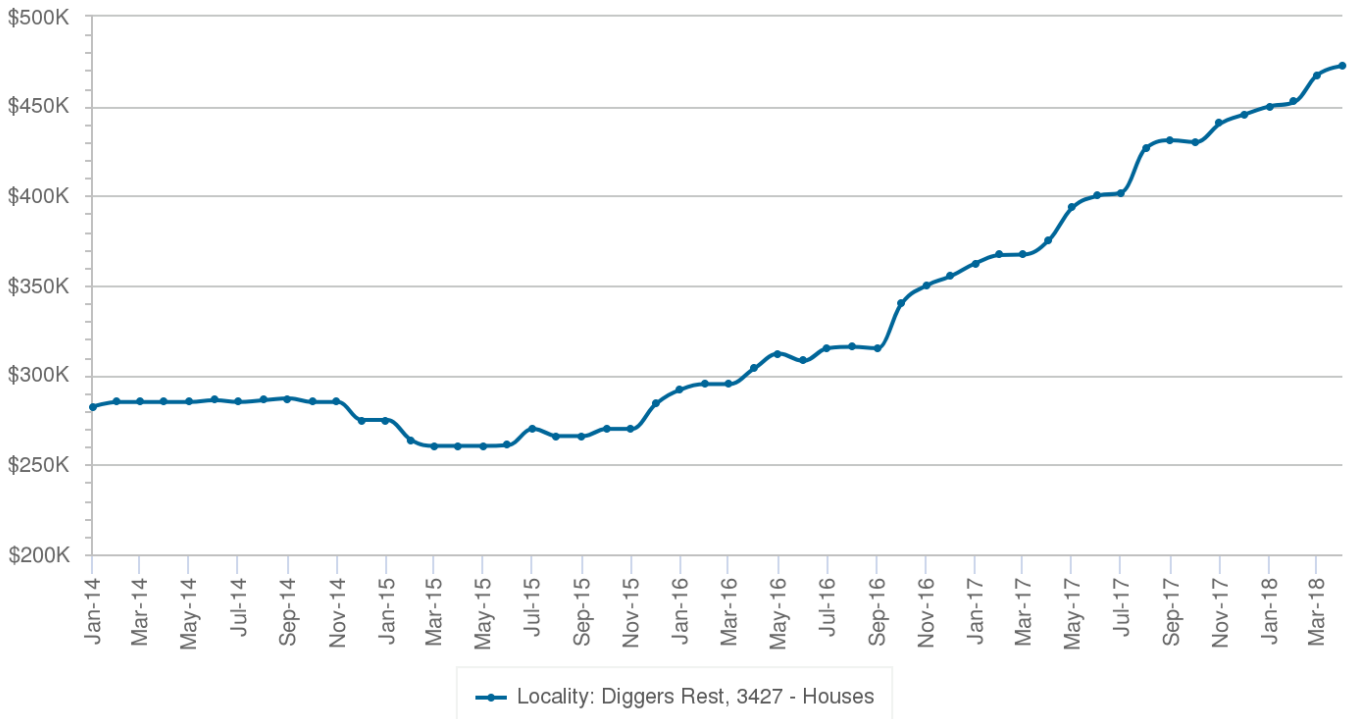
Currently the median sales price of houses in the area is \$472,500.

Median Sales Price

	YEAR 2014	YEAR 2015	YEAR 2016	YEAR 2017	YEAR 2018
Period	Median Price	Median Price	Median Price	Median Price	Median Price
January	\$282,500	\$275,000	\$292,000	\$362,500	\$450,000
February	\$285,000	\$263,500	\$295,000	\$367,000	\$452,500
March	\$285,000	\$260,500	\$295,000	\$367,250	\$467,500
April	\$285,000	\$260,500	\$303,750	\$375,000	\$472,500
May	\$285,000	\$260,500	\$312,001	\$393,500	n/a
June	\$286,000	\$261,000	\$308,000	\$400,000	n/a
July	\$285,000	\$270,000	\$315,000	\$402,000	n/a
August	\$286,000	\$266,000	\$315,775	\$427,000	n/a
September	\$287,000	\$266,000	\$315,000	\$431,000	n/a
October	\$285,000	\$270,000	\$340,000	\$430,000	n/a
November	\$285,000	\$270,000	\$350,000	\$440,500	n/a
December	\$275,000	\$284,000	\$355,250	\$445,500	n/a

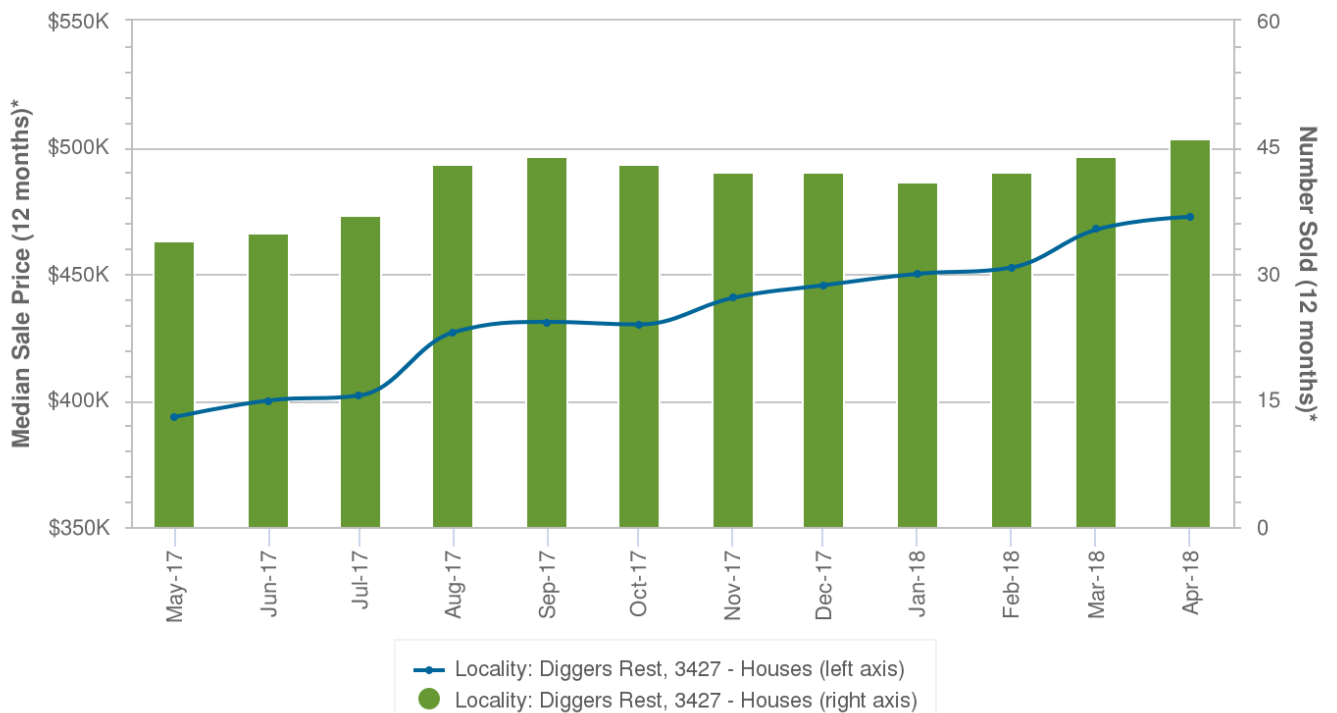
Statistics are calculated over a rolling 12 month period

Median Sales Price



Statistics are calculated over a rolling 12 month period

Median Sales Price vs Number Sold



*Statistics are calculated over a rolling 12 month period

► SALES PER ANNUM

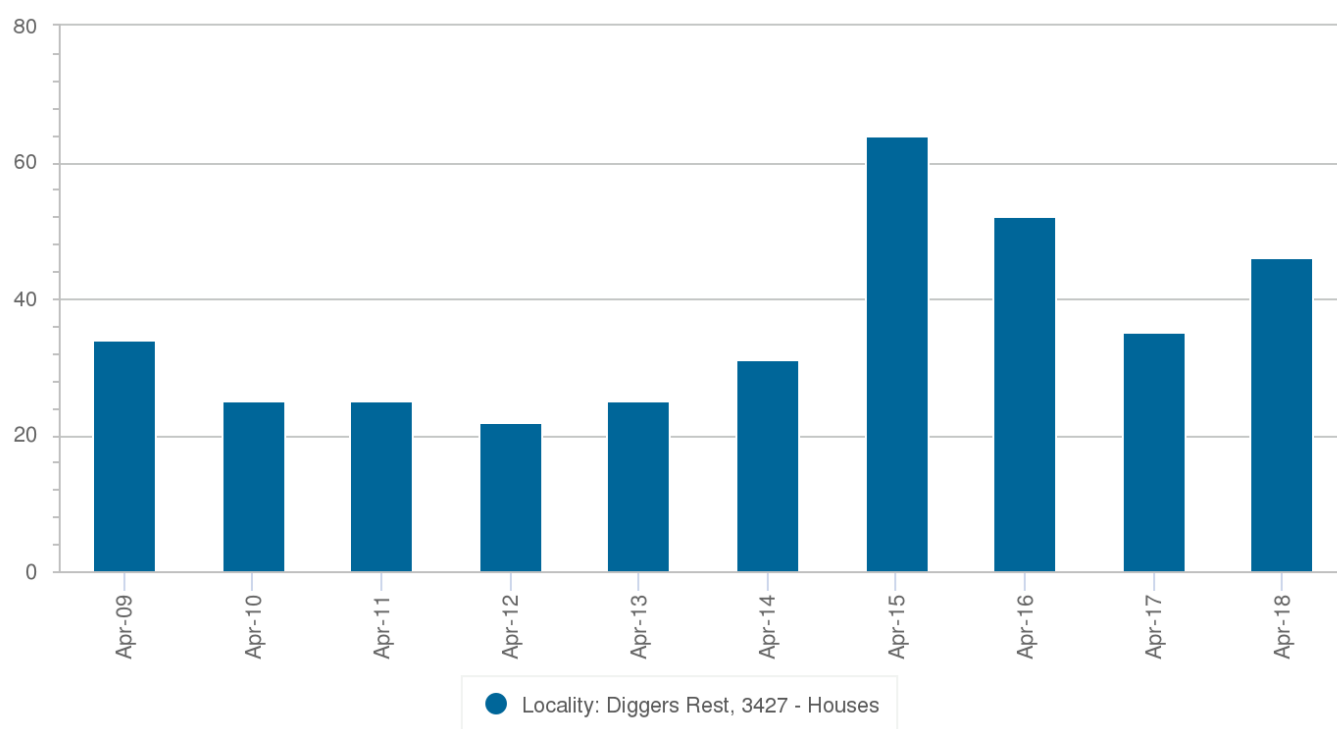
Sales Per Annum (House)

DIGGERS REST

Period Ending	Number
Apr 2018	46
Apr 2017	35
Apr 2016	52
Apr 2015	64
Apr 2014	31
Apr 2013	25
Apr 2012	22
Apr 2011	25
Apr 2010	25
Apr 2009	34

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



Statistics are calculated over a rolling 12 month period

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