

## 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

53 Calder Highway 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

\$480,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Diggers Rest

Period-from

01 Nov 2019

to

31 Oct 2020

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

2 Colour Road Diggers Rest VIC 3427	\$483,000	16-Jul-20
29 Colour Road Diggers Rest VIC 3427	\$487,500	28-Oct-20
63 Plumpton Road Diggers Rest VIC 3427	\$505,000	24-Jun-20

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: 18 November 2020



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**2 Colour Road Diggers Rest VIC 3427**

3 1 2

Sold Price

**\$483,000**

Sold Date

**16-Jul-20**

Distance

**0.34km**



**29 Colour Road Diggers Rest VIC 3427**

3 1 2

Sold Price

<sup>RS</sup> **\$487,500**

Sold Date

**28-Oct-20**

Distance

**0.47km**



**63 Plumpton Road Diggers Rest VIC 3427**

3 1 2

Sold Price

**\$505,000**

Sold Date

**24-Jun-20**

Distance

**0.47km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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