

## 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

63 PLUMPTON ROAD DIGGERS REST VIC 3427

### Indicative selling price

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

Single Price

or range  
between

\$575,000

&

\$615,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Diggers Rest

Period-from

01 Jan 2022

to

31 Dec 2022

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 3 WINCH ROAD DIGGERS REST VIC 3427    | \$630,000 | 18-Oct-22 |
| 13 CRADLE ROAD DIGGERS REST VIC 3427  | \$542,500 | 03-Sep-22 |
| 40 WELCOME ROAD DIGGERS REST VIC 3427 | \$588,500 | 07-Dec-22 |

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.~~

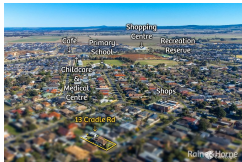
This Statement of Information was prepared on: 11 January 2023


**3 WINCH ROAD DIGGERS REST VIC 3427**

Sold Price

<sup>RS</sup> **\$630,000** Sold Date **18-Oct-22**

4 2 2

 Distance **0.24km**

**13 CRADLE ROAD DIGGERS REST VIC 3427**

Sold Price

<sup>RS</sup> **\$542,500** Sold Date **03-Sep-22**

3 2 1

 Distance **0.35km**

**40 WELCOME ROAD DIGGERS REST VIC 3427**

Sold Price

<sup>RS</sup> **\$588,500** Sold Date **07-Dec-22**

3 1 2

 Distance **0.56km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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