

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12 LICENSE 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

or range
between

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,000

Property type

House

Suburb

Diggers Rest

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 OLD CALDER HIGHWAY DIGGERS REST VIC 3427	640000	20-Jun-22
30 WELCOME ROAD DIGGERS REST VIC 3427	612000	03-Jun-22
3 WINCH ROAD DIGGERS REST VIC 3427	630000	18-Oct-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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2 OLD CALDER HIGHWAY DIGGERS REST VIC 3427

 4  2  2

Sold Price

640000 Sold Date **20-Jun-22**

Distance **0.28km**



30 WELCOME ROAD DIGGERS REST VIC 3427

 3  1  2

Sold Price

612000 Sold Date **03-Jun-22**

Distance **0.19km**



3 WINCH ROAD DIGGERS REST VIC 3427

 4  2  2

Sold Price

^{RS} **630000** Sold Date **18-Oct-22**

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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