

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

2 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

or range
between

\$699,000

&

\$719,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Diggers Rest

Period-from

01 Jul 2020

to

30 Jun 2021

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

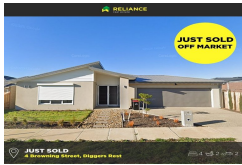
Date of sale

4 Browning Street Diggers Rest VIC 3427	\$707,000	07-Feb-21
6 Carroll Street Diggers Rest VIC 3427	\$670,000	10-Mar-21
76 Diggers Rest-Coimadai Road Diggers Rest VIC 3427	\$675,000	08-Mar-21

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: 14 July 2021



4 Browning Street Diggers Rest VIC 3427 Sold Price **\$707,000** Sold Date **07-Feb-21**

4 2 2

Distance **1.11km**



6 Carroll Street Diggers Rest VIC 3427 Sold Price **\$670,000** Sold Date **10-Mar-21**

4 2 3

Distance **1.23km**



76 Diggers Rest-Coimadai Road Diggers Rest VIC 3427 Sold Price **\$675,000** Sold Date **08-Mar-21**

4 2 2

Distance **1.3km**

RS = Recent sale

UN = Undisclosed Sale

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