

## 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

60 DUNCANS LANE 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

\$2,500,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$644,000

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

|                                                   |             |           |
|---------------------------------------------------|-------------|-----------|
| 225 BULLA-DIGGERS REST ROAD DIGGERS REST VIC 3427 | \$1,800,000 | 10-Oct-21 |
| 300 LOEMANS ROAD BULLA VIC 3428                   | -           | 07-Nov-22 |
| 235 DUNCANS LANE DIGGERS REST VIC 3427            | \$1,500,000 | 26-Jul-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: 25 January 2023



## 225 BULLA-DIGGERS REST ROAD DIGGERS REST VIC 3427

3 2 8

Sold Price

**\$1,800,000**

Sold Date

**10-Oct-21**

Distance

**1.72km**



## 300 LOEMANS ROAD BULLA VIC 3428

5 3 2

Sold Price

RS UN

Sold Date

**07-Nov-22**

Distance

**2.3km**



## 235 DUNCANS LANE DIGGERS REST VIC 3427

5 3 4

Sold Price

**\$1,500,000**

Sold Date

**26-Jul-22**

Distance

**3.1km**

RS = Recent sale

UN = Undisclosed Sale

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