

## 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

140 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

\$1,600,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Farm

Suburb

Diggers Rest

Period-from

01 Feb 2019

to

31 Jan 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

Address of comparable property	Price	Date of sale
100 Glencoe Drive Diggers Rest VIC 3427	\$2,300,000	17-Jul-19

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.

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**100 Glencoe Drive Diggers Rest VIC 3427** Sold Price

**\$2,300,000**

Sold Date

**17-Jul-19**

 4  3  3

Distance

**1.18km**

RS = Recent sale

UN = Undisclosed Sale

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