

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

1 Respite Way 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,500

Property type

House

Suburb

Diggers Rest

Period-from

01 Sep 2020

to

31 Aug 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

7 Respite Way Diggers Rest VIC 3427	\$605,000	28-May-21
16 Hero Street Diggers Rest VIC 3427	\$550,000	29-Apr-21
14 Easy Street Diggers Rest VIC 3427	\$580,000	12-Apr-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.~~

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TRENT MASON

M 0433320407

E trent.mason@leadingrealestate.com.au



7 Respite Way Diggers Rest VIC 3427

 3  2  2

Sold Price

\$605,000

Sold Date

28-May-21

Distance

0.04km



16 Hero Street Diggers Rest VIC 3427

 3  2  2

Sold Price

\$550,000

Sold Date

29-Apr-21

Distance

0.21km



14 Easy Street Diggers Rest VIC 3427

 4  2  2

Sold Price

\$580,000

Sold Date

12-Apr-21

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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