# 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

21 Kipling Circuit 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	\$590,000	&	\$620,000
Median sale price (*Delete house or unit as applicable)				

Median Price	\$542,500	Prope	erty type	House		Suburb	Diggers Rest
Period-from	01 Feb 2020	to	31 Jan 2	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	
44 Ainsworth Crescent Diggers Rest VIC 3427	\$600,500	20-Nov-20	
32 Kipling Circuit Diggers Rest VIC 3427	\$585,000	05-Nov-20	
7 Fairfield Crescent Diggers Rest VIC 3427	\$620,000	15-Dec-20	

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: 12 February 2021



consumer.vic.gov.au

# Raine&Horne.

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44 Ainsworth Crescent Diggers Rest VIC 3427

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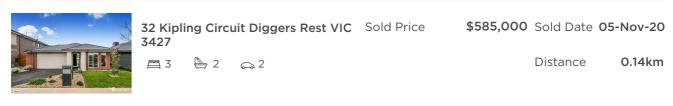
Sold Price

\$600,500 Sold Date 20-Nov-20

Distance 0.13km

#### Notes from your agent

Smaller block Built in hair salon in the garage Floor to ceiling tiles in bathroom & ensuite



Notes from your agent

St Genevieve Estate Larger block Beautiful manicured gardens



#### Notes from your agent

Outdoor alfresco with manicured gardens Recent sale for Raine&Horne Sunbury team Smaller block

RS = Recent sale UN = Undisclosed Sale

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