

## 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](http://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

Property type

House

Suburb

Diggers Rest

Period-from

01 Feb 2020

to

31 Jan 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



## 44 Ainsworth Crescent Diggers Rest VIC 3427

3 2 2

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



## 32 Kipling Circuit Diggers Rest VIC 3427

3 2 2

Sold Price

**\$585,000**

Sold Date **05-Nov-20**

Distance

**0.14km**

### Notes from your agent

St Genevieve Estate  
Larger block  
Beautiful manicured gardens



## 7 Fairfield Crescent Diggers Rest VIC 3427

4 2 2

Sold Price

<sup>RS</sup> **\$620,000**

Sold Date **15-Dec-20**

Distance

**0.23km**

### 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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