

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

38 FRAGRANT CRESCENT 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

\$595,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$626,250

Property type

House

Suburb

Diggers Rest

Period-from

01 Aug 2021

to

31 Jul 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

7 PROMINENT ROAD DIGGERS REST VIC 3427	\$648,000	27-Jul-22
19 SPLENDOUR CIRCUIT DIGGERS REST VIC 3427	\$627,500	21-Mar-22
31 FARM ROAD DIGGERS REST VIC 3427	\$595,000	25-May-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: 08 August 2022



**7 PROMINENT ROAD DIGGERS
REST VIC 3427**

 3  2  2

Sold Price

^{RS}

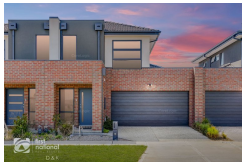
\$648,000

Sold Date

27-Jul-22

Distance

0.38km



**19 SPLENDOUR CIRCUIT DIGGERS
REST VIC 3427**

 3  2  2

Sold Price

\$627,500

Sold Date

21-Mar-22

Distance

0.53km



**31 FARM ROAD DIGGERS REST VIC
3427**

 3  2  1

Sold Price

\$595,000

Sold Date

25-May-22

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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