

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

36 Mountview Drive 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

\$600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Diggers Rest

Period-from

01 Jan 2019

to

31 Dec 2019

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

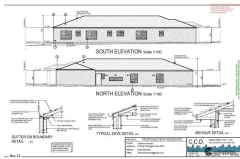
Date of sale

8 Wing Street Diggers Rest VIC 3427	\$590,000	16-Aug-19
25 Travellers Street Diggers Rest VIC 3427	\$595,000	30-Jul-19
16 Prominent Road Diggers Rest VIC 3427	\$605,000	04-Oct-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.~~

This Statement of Information was prepared on: 13 January 2020



8 Wing Street Diggers Rest VIC 3427

 4
  2
  2

Sold Price

\$590,000

Sold Date

16-Aug-19

Distance

0.42km


25 Travellers Street Diggers Rest VIC 3427

 4
  2
  2

Sold Price

\$595,000

Sold Date

30-Jul-19

Distance

0.53km


16 Prominent Road Diggers Rest VIC 3427

 4
  2
  2

Sold Price

\$605,000

Sold Date

04-Oct-19

Distance

1.17km
RS = Recent sale

UN = Undisclosed Sale

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