

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

2 ROCKFERN 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

\$615,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,250

Property type

House

Suburb

Diggers Rest

Period-from

01 Jun 2022

to

31 May 2023

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

37 SILVER DRIVE DIGGERS REST VIC 3427

\$620,000

23-Feb-23

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: 01 June 2023



**37 SILVER DRIVE DIGGERS REST
VIC 3427**

 3  2  1

Sold Price

\$620,000

Sold Date

23-Feb-23

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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