



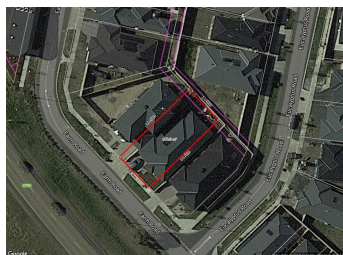
## STATEMENT OF INFORMATION

27 FARM ROAD, DIGGERS REST, VIC 3427

PREPARED BY WENDI TURNER, RED CREEK REAL ESTATE, PHONE: 0435770030

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**27 FARM ROAD, DIGGERS REST, VIC 3427**  4  2  2

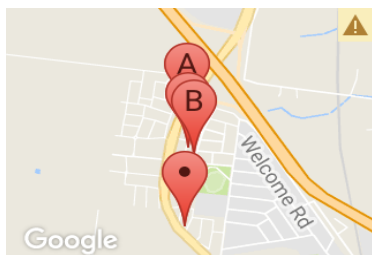
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$590,000 to \$640,000**

Provided by: Wendi Turner, Red Creek Real Estate

## MEDIAN SALE PRICE



### DIGGERS REST, VIC, 3427

Suburb Median Sale Price (House)

**\$472,500**

01 October 2017 to 31 March 2018

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**16 MOUNTVIEW DR, DIGGERS REST, VIC 3427**  4  2  2

Sale Price

**\*\$585,000**

Sale Date: 19/03/2018

Distance from Property: 772m



**5 SPEARYS RD, DIGGERS REST, VIC 3427**  4  2  2

Sale Price

**\$626,000**

Sale Date: 19/02/2018

Distance from Property: 516m



**5 SULLY CRT, DIGGERS REST, VIC 3427**  4  2  2

Sale Price

**\*\$663,000**

Sale Date: 20/12/2017

Distance from Property: 562m



This report has been compiled on 26/04/2018 by Red Creek Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

27 FARM ROAD, 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)

Price Range:

\$590,000 to \$640,000

Median sale price

Median price

\$472,500

House

X

Unit

Suburb

DIGGERS REST

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
16 MOUNTVIEW DR, DIGGERS REST, VIC 3427	*\$585,000	19/03/2018
5 SPEARYS RD, DIGGERS REST, VIC 3427	\$626,000	19/02/2018
5 SULLY CRT, DIGGERS REST, VIC 3427	*\$663,000	20/12/2017