

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

30 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

\$615,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Diggers Rest

Period-from

01 Aug 2023

to

31 Jul 2024

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

35 FRAGRANT CRESCENT DIGGERS REST VIC 3427	\$580,000	30-Apr-24
14 PRIMULA STREET DIGGERS REST VIC 3427	\$608,000	04-Jul-24
5 ESSENCE STREET DIGGERS REST VIC 3427	\$615,000	20-May-24

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: 16 August 2024

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**35 FRAGRANT CRESCENT
DIGGERS REST VIC 3427**

 3  2  1

Sold Price **\$580,000** Sold Date **30-Apr-24**

Distance **0.08km**



**14 PRIMULA STREET DIGGERS
REST VIC 3427**

 3  2  2

Sold Price ^{RS} **\$608,000** Sold Date **04-Jul-24**

Distance **0.15km**



**5 ESSENCE STREET DIGGERS REST
VIC 3427**

 3  2  2

Sold Price ^{RS} **\$615,000** Sold Date **20-May-24**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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