

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

71 LICENSE ROAD 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

\$515,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Diggers Rest

Period-from

01 Oct 2023

to

30 Sep 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

57 FARM ROAD DIGGERS REST VIC 3427	\$549,000	25-Jul-24
48 DAFFODIL CRESCENT DIGGERS REST VIC 3427	\$517,500	24-Aug-24
30 VIOLETTA BOULEVARD DIGGERS REST VIC 3427	\$549,000	02-Sep-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: 18 October 2024



57 FARM ROAD DIGGERS REST VIC 3427 Sold Price \$549,000 Sold Date 25-Jul-24

3 2 1

Distance 0.18km



48 DAFFODIL CRESCENT DIGGERS REST VIC 3427 Sold Price ^{RS}\$517,500 Sold Date 24-Aug-24

3 2 1

Distance 1.2km



30 VIOLETTA BOULEVARD DIGGERS REST VIC 3427 Sold Price ^{RS}\$549,000 Sold Date 02-Sep-24

3 2 2

Distance 1.26km



54 WELCOME ROAD DIGGERS REST VIC 3427 Sold Price \$510,000 Sold Date 07-Jun-24

3 1 4

Distance 0.56km



1 GLITTER ROAD DIGGERS REST VIC 3427 Sold Price \$538,000 Sold Date 23-Feb-24

3 1 -

Distance 0.69km



124 WELCOME ROAD DIGGERS REST VIC 3427 Sold Price \$510,000 Sold Date 19-Jan-24

3 1 1

Distance 0.81km

RS = Recent sale

UN = Undisclosed Sale

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