

## 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

19 Himalaya Drive 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$299,500

Property type

Land

Suburb

Diggers Rest

Period-from

01 Feb 2021

to

31 Jan 2022

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 29 Farm Road Diggers Rest VIC 3427         | \$700,000 | 12-Nov-21 |
| 11 Explorer Crescent Diggers Rest VIC 3427 | \$600,000 | 18-Sep-21 |
| 112 Madisons Avenue Diggers Rest VIC 3427  | \$740,000 | 22-Nov-21 |

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.~~

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Brendon Grech  
P 97446334  
M 0458030893  
E brendon.grech@sunbury.rh.com.au



## 29 Farm Road Diggers Rest VIC 3427

4 2 2

Sold Price **\$700,000** Sold Date **12-Nov-21**

Distance **0.45km**



## 11 Explorer Crescent Diggers Rest VIC 3427

3 2 2

Sold Price **\$600,000** Sold Date **18-Sep-21**

Distance **0.39km**



## 112 Madisons Avenue Diggers Rest VIC 3427

4 2 2

Sold Price **\$740,000** Sold Date **22-Nov-21**

Distance **0.31km**



## 135 Madisons Avenue Diggers Rest VIC 3427

4 2 2

Sold Price <sup>RS</sup> **\$750,000** Sold Date **27-Jan-22**

Distance **0.17km**

RS = Recent sale UN = Undisclosed Sale

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