

## 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

23 Pepper Close 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

\$630,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Diggers Rest

Period-from

01 Mar 2020

to

28 Feb 2021

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

15 Tame Street Diggers Rest VIC 3427	\$660,000	14-Dec-19
19 Tame Street Diggers Rest VIC 3427	\$620,000	03-Feb-20
20 Quartz Road Diggers Rest VIC 3427	\$635,000	18-Jul-20

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 March 2021



## 15 Tame Street Diggers Rest VIC 3427

3 2 2

Sold Price **\$660,000** Sold Date **14-Dec-19**

Distance **0.26km**



## 19 Tame Street Diggers Rest VIC 3427

3 2 2

Sold Price **\$620,000** Sold Date **03-Feb-20**

Distance **0.31km**



## 20 Quartz Road Diggers Rest VIC 3427

4 2 2

Sold Price **\$635,000** Sold Date **18-Jul-20**

Distance **1.3km**



## 41 Spearys Road Diggers Rest VIC 3427

4 2 2

Sold Price **\$628,000** Sold Date **25-Jul-20**

Distance **1.49km**

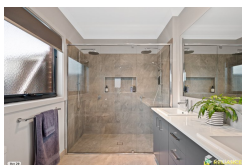


## 12 Monterey Street Diggers Rest VIC 3427

4 2 2

Sold Price **\$655,000** Sold Date **13-Nov-20**

Distance **1.63km**



## 26 Aviation Drive Diggers Rest VIC 3427

4 2 2

Sold Price **\$650,000** Sold Date **14-Nov-20**

Distance **1.8km**

RS = Recent sale UN = Undisclosed Sale

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**12 Horizon Street Diggers Rest VIC 3427**

Sold Price

**\$645,000**

Sold Date

**12-Jul-20**

4

2

2

Distance

**1.96km**

RS = Recent sale

UN = Undisclosed Sale

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