

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

3 ABODE PLACE 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

\$550,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Diggers Rest

Period-from

01 Nov 2023

to

31 Oct 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

9 ABODE PLACE DIGGERS REST VIC 3427	\$565,000	31-May-24
8 AVIATION DRIVE DIGGERS REST VIC 3427	\$622,000	28-Aug-24
18 ROCKFERN CRESCENT DIGGERS REST VIC 3427	\$535,000	21-Jul-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: 14 November 2024

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**9 ABODE PLACE DIGGERS REST
VIC 3427**

 3  2  1

Sold Price

\$565,000

Sold Date

31-May-24

Distance

0.04km



**8 AVIATION DRIVE DIGGERS REST
VIC 3427**

 3  2  2

Sold Price

\$622,000

Sold Date

28-Aug-24

Distance

0.34km



**18 ROCKFERN CRESCENT DIGGERS
REST VIC 3427**

 3  2  1

Sold Price

\$535,000

Sold Date

21-Jul-24

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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