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

14 EXPLORER 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 | | | or range between | | \$750,000 | & | \$800,000 | | |
|---|-------------|------|---------------------|-------------|-----------|--------|--------------|--|--|
| Median sale price (*Delete house or unit as applicable) | | | | | | | | | |
| Median Price | \$645,000 | Prop | erty type | House | | Suburb | Diggers Rest | | |
| Period-from | 01 Dec 2023 | to | 30 Nov 2 | 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 | | |
|--|-----------|--------------|--|--|
| 27 HERO STREET DIGGERS REST VIC 3427 | \$800,000 | 23-Aug-24 | | |
| 35 VIGNETTE ROAD DIGGERS REST VIC 3427 | \$795,000 | 01-Nov-24 | | |
| 3 SHEEPYARD WAY DIGGERS REST VIC 3427 | \$786,000 | 25-Nov-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: 21 December 2024



consumer.vic.gov.au

Raine & Horne

Distance

0.29km

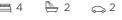
Haydn Drummer

- ₽ (03) 9744 6334
- M 0421 116 679
- E haydn.drummer@sunbury.rh.com.au



| | 27 HERO STREET DIGGERS REST VIC 3427 | Sold Price | \$800,000 | Sold Date | 23-Aug-24 |
|-------------------|---|------------|-----------|-----------|-----------|
| upa CorreLogia | 酉4 № 2 ⇔2 | | | Distance | 0.12km |
| | 35 VIGNETTE ROAD DIGGERS REST VIC 3427 | Sold Price | \$795,000 | Sold Date | 01-Nov-24 |

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| | AREA SPECIALIST |

| 3 SHEEPYARD WAY DIGGERS REST VIC 3427 | | Sold Price | ^{RS} \$786,000 | Sold Date | 25-Nov-24 | |
|--|---|----------------|-------------------------|-----------|-----------|--------|
| 酉 4 | 2 | G ⁵ | | | Distance | 0.37km |

RS = Recent sale UN = Undisclosed Sale

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