

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

24 Shoring 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

\$630,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$531,250

Property type

House

Suburb

Diggers Rest

Period-from

01 Jun 2020

to

31 May 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

36 Browning Street Diggers Rest VIC 3427	\$585,000	16-Nov-20
32 Kipling Circuit Diggers Rest VIC 3427	\$585,000	05-Nov-20
4 Browning Street Diggers Rest VIC 3427	\$707,000	07-Feb-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.~~

This Statement of Information was prepared on: 03 June 2021



36 Browning Street Diggers Rest VIC 3427

3 2 2

Sold Price

\$585,000

Sold Date **16-Nov-20**

Distance **0.33km**



32 Kipling Circuit Diggers Rest VIC 3427

3 2 2

Sold Price

Sold Date **05-Nov-20**

Distance **0.38km**



4 Browning Street Diggers Rest VIC 3427

4 2 2

Sold Price

\$707,000

Sold Date **07-Feb-21**

Distance **0.43km**



21 Kipling Circuit Diggers Rest VIC 3427

3 2 2

Sold Price

\$627,000

Sold Date **23-Feb-21**

Distance **0.45km**



44 Ainsworth Crescent Diggers Rest VIC 3427

3 2 2

Sold Price

\$600,500

Sold Date **20-Nov-20**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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