

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

2 VITALES WAY 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

\$385,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$310,000

Property type

Land

Suburb

Diggers Rest

Period-from

01 Feb 2023

to

31 Jan 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

54 MADISONS AVENUE DIGGERS REST VIC 3427	\$380,000	24-Oct-23
LOT 85/4 WHEAT STREET DIGGERS REST VIC 3427	\$365,000	22-Nov-23
49 SILVER DRIVE DIGGERS REST VIC 3427	\$350,000	10-Mar-23

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: 27 February 2024



**54 MADISONS AVENUE DIGGERS
REST VIC 3427**

Sold Price **\$380,000** Sold Date **24-Oct-23**

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Distance **0.71km**



**LOT 85/4 WHEAT STREET
DIGGERS REST VIC 3427**

Sold Price **\$365,000** Sold Date **22-Nov-23**

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Distance **0.96km**



**49 SILVER DRIVE DIGGERS REST
VIC 3427**

Sold Price **\$350,000** Sold Date **10-Mar-23**

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Distance **0.22km**

RS = Recent sale UN = Undisclosed Sale

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