

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

52 WELCOME ROAD DIGGERS REST VIC 3427

Address  
Including suburb and postcode

### 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)

or range  
Single  
between

Price &

\$490,000

\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Diggers Rest

Period-from

15 Sep 2024

to

15 Mar 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

1 GLITTER ROAD DIGGERS REST VIC 3427

\$538,000

28-Feb-24

124 WELCOME ROAD DIGGERS REST VIC 3427

\$510,000

31-Jan-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: 15 March 2024



1 GLITTER ROAD DIGGERS REST  
VIC 3427

Sold Price

<sup>RS</sup>\$538,000

Sold Date

28-Feb-24

3

1

-

Distance

0.27km



124 WELCOME ROAD DIGGERS  
REST VIC 3427

Sold Price

<sup>RS</sup>\$510,000

Sold Date

31-Jan-24

3

1

1

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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