

## 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

7 Respite Way Diggers Rest VIC 3427

### 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)

Single Price

\$595,000

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 Apr 2020

to

31 Mar 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

5 Weiss Street Diggers Rest VIC 3427	\$582,500	10-Nov-20
44 Ainsworth Crescent Diggers Rest VIC 3427	\$600,500	20-Nov-20
32 Kipling Circuit Diggers Rest VIC 3427	\$585,000	05-Nov-20

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.~~

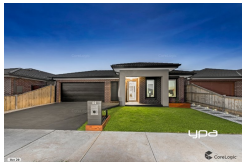
This Statement of Information was prepared on: 20 April 2021

**5 Weiss Street Diggers Rest VIC 3427** 4  2  2

Sold Price

**\$582,500**Sold Date **10-Nov-20**

Distance

**0.5km****44 Ainsworth Crescent Diggers Rest VIC 3427** 3  2  2

Sold Price

**\$600,500**Sold Date **20-Nov-20**

Distance

**0.91km****32 Kipling Circuit Diggers Rest VIC 3427** 3  2  2

Sold Price

**\$585,000**Sold Date **05-Nov-20**

Distance

**1.11km**

RS = Recent sale

UN = Undisclosed Sale

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