

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

3 WING STREET 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

\$715,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Diggers Rest

Period-from

01 Oct 2023

to

30 Sep 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

8 TEATREE STREET DIGGERS REST VIC 3427	\$720,000	15-Aug-24
20 PROSPECTOR CRESCENT DIGGERS REST VIC 3427	\$740,000	05-Jul-24
46 MADISONS AVENUE DIGGERS REST VIC 3427	\$725,000	08-Sep-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 October 2024



8 TEATREE STREET DIGGERS REST VIC 3427 Sold Price ^{RS} **\$720,000** Sold Date **15-Aug-24**

 4  2  2

Distance **0.28km**



20 PROSPECTOR CRESCENT DIGGERS REST VIC 3427 Sold Price **\$740,000** Sold Date **05-Jul-24**

 4  2  2

Distance **0.31km**



46 MADISONS AVENUE DIGGERS REST VIC 3427 Sold Price ^{RS} **\$725,000** Sold Date **08-Sep-24**

 4  2  2

Distance **0.34km**

RS = Recent sale **UN** = Undisclosed Sale

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