

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 WELCOME 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

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Diggers Rest

Period-from

01 Mar 2021

to

28 Feb 2022

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 WELCOME ROAD DIGGERS REST VIC 3427	\$650,000	06-Nov-21
18 PEPPER CLOSE DIGGERS REST VIC 3427	\$617,000	22-Nov-21
7 CALDER HIGHWAY DIGGERS REST VIC 3427	\$601,000	20-Jan-22

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: 28 March 2022



5 WELCOME ROAD DIGGERS REST VIC 3427 Sold Price **\$650,000** Sold Date **06-Nov-21**

 3  2  2

Distance **0.02km**



18 PEPPER CLOSE DIGGERS REST VIC 3427 Sold Price **\$617,000** Sold Date **22-Nov-21**

 3  2  4

Distance **0.11km**



7 CALDER HIGHWAY DIGGERS REST VIC 3427 Sold Price **\$601,000** Sold Date **20-Jan-22**

 3  1  5

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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