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

20 FAIRFIELD CRESCENT 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		\$649,000	&	\$699,000					
Median sale price (*Delete house or unit as applicable)												
Median Price	\$645,000	Prop	erty type	House		Suburb	Diggers Rest					
Period-from	01 Dec 2023	to	30 Nov 2	024	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	
22 AINSWORTH CRESCENT DIGGERS REST VIC 3427	\$650,000	18-Sep-24	
24 FESTIVAL STREET DIGGERS REST VIC 3427	\$660,000	20-Aug-24	
29 MAROON WAY DIGGERS REST VIC 3427	\$661,000	26-Aug-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: 05 December 2024



consumer.vic.gov.au



Sales Local Expertz M 0420428055

 ${\sf E} ~~admin@localexpertz.com.au$

^{RS}\$650,000 Sold Date 18-Sep-24

Distance

\$660,000 Sold Date 20-Aug-24

Distance

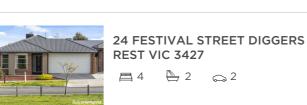
0.39km

1.61km



22 AINSWORTH CRESCENT DIGGERS REST VIC 3427 Sold Price □ 4 → 2 → 2

్ల 2



Raine&Horrie	📇 4 🗎 2 👝 2		Dis	stance	1.13km
	29 MAROON WAY DIGGERS REST VIC 3427	Sold Price	\$661,000 So	ld Date 3	26-Aug-24

Sold Price

🚔 4 🕒 2

RS = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.