

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

4 MINERS COURT 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Diggers Rest

Period-from

01 Apr 2021

to

31 Mar 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 MINERS COURT DIGGERS REST VIC 3427	\$610,000	07-Feb-22
75 WELCOME ROAD DIGGERS REST VIC 3427	\$655,000	13-Apr-22
3 WELCOME ROAD DIGGERS REST VIC 3427	\$630,000	05-Apr-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.~~

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5 MINERS COURT DIGGERS REST VIC 3427

4 2 2

Sold Price

^{RS} **\$610,000**

Sold Date **07-Feb-22**

Distance **0.02km**



75 WELCOME ROAD DIGGERS REST VIC 3427

3 1 6

Sold Price

^{RS} **\$655,000**

Sold Date **13-Apr-22**

Distance **0.62km**



3 WELCOME ROAD DIGGERS REST VIC 3427

3 1 2

Sold Price

^{RS} **\$630,000** ^{UN}

Sold Date **05-Apr-22**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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