

## 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

10 LIME CRESCENT DIGGERS REST VIC 3427

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$635,000

&

\$665,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$648,000

Property type

House

Suburb

Diggers Rest

Period-from

01 Apr 2022

to

31 Mar 2023

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 PADDOCK STREET DIGGERS REST VIC 3427	\$645,000	04-Apr-23
25 SHEEPYARD WAY DIGGERS REST VIC 3427	\$660,000	27-Mar-23
30 FAIRFIELD CRESCENT DIGGERS REST VIC 3427	\$640,000	25-Oct-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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**8 PADDOCK STREET DIGGERS  
REST VIC 3427**

3 2 2

Sold Price

<sup>RS</sup> **\$645,000** Sold Date **04-Apr-23**

Distance **0.65km**



**25 SHEEPYARD WAY DIGGERS  
REST VIC 3427**

4 2 2

Sold Price

<sup>RS</sup> **\$660,000** Sold Date **27-Mar-23**

Distance **0.76km**



**30 FAIRFIELD CRESCENT DIGGERS  
REST VIC 3427**

3 2 2

Sold Price

**\$640,000** Sold Date **25-Oct-22**

Distance **1.74km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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