

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

1 ZEPPELIN WAY 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Diggers Rest

Period-from

01 Jul 2023

to

30 Jun 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

3 ILLUSION TERRACE DIGGERS REST VIC 3427	\$670,000	13-Feb-24
5 NODE WAY DIGGERS REST VIC 3427	\$670,000	09-Apr-24
22 MAROON WAY DIGGERS REST VIC 3427	\$650,000	16-Jul-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: 23 July 2024



3 ILLUSION TERRACE DIGGERS REST VIC 3427

 4  2  2

Sold Price

^{RS} **\$670,000**

Sold Date **13-Feb-24**

Distance **0.15km**



5 NODE WAY DIGGERS REST VIC 3427

 3  2  2

Sold Price

\$670,000

Sold Date **09-Apr-24**

Distance **0.45km**



22 MAROON WAY DIGGERS REST VIC 3427

 3  2  2

Sold Price

^{RS} **\$650,000**

Sold Date **16-Jul-24**

Distance **0.4km**

RS = Recent sale UN = Undisclosed Sale

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