

## 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

14 VIGNETTE ROAD DIGGERS REST VIC 3427

### Indicative selling price

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

Single Price

or range  
between

\$720,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$617,000

Property type

House

Suburb

Diggers Rest

Period-from

01 Jul 2021

to

30 Jun 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 25 HERO STREET DIGGERS REST VIC 3427      | \$685,000 | 05-Apr-22 |
| 15 HERO STREET DIGGERS REST VIC 3427      | \$780,000 | 17-May-22 |
| 135 MADISONS AVENUE DIGGERS REST VIC 3427 | \$750,000 | 15-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: 01 July 2022



## 25 HERO STREET DIGGERS REST VIC 3427

Sold Price

**\$685,000**

Sold Date

**05-Apr-22**



4



2



2

Distance

**0.04km**



## 15 HERO STREET DIGGERS REST VIC 3427

Sold Price

**\$780,000**

Sold Date

**17-May-22**



4



2



2

Distance

**0.05km**



## 135 MADISONS AVENUE DIGGERS REST VIC 3427

Sold Price

**\$750,000**

Sold Date

**15-Jan-22**



4



2



2

Distance

**0.3km**



## 10 HERO STREET DIGGERS REST VIC 3427

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date

**16-May-22**



4



2



2

Distance

**0.11km**

RS = Recent sale

UN = Undisclosed Sale

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