

The RayWhite logo is positioned in the top right corner of the image. It consists of the brand name "RayWhite." in a bold, black, sans-serif typeface, set against a solid yellow rectangular background.

RayWhite.

A full-page photograph serves as the background for the document. It depicts a family—a woman, a man, and a young child—standing in a bright, modern interior space. The woman, on the left, is wearing a black blazer and a yellow and white chevron-patterned scarf. The man, in the center, is holding the child and looking down at a brochure. The child is wearing a light grey sweater and patterned pants. To the right, a man in a dark suit and a blue and white checkered shirt is holding a tablet and looking towards the family. The brochure being held by the man has the RayWhite logo and an image of a modern living room. The overall atmosphere is professional and family-oriented.

Statement of information

51 CRADLE ROAD, DIGGERS REST, VIC 3427
PREPARED BY COURTNEY JUSTIN, RAY WHITE MELTON

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



51 CRADLE ROAD, DIGGERS REST, VIC

4 2 2

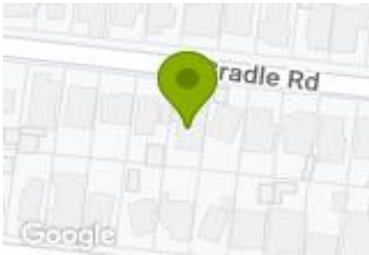
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$500,000 to \$550,000

Provided by: Courtney Justin , Ray White Melton

MEDIAN SALE PRICE



DIGGERS REST, VIC, 3427

Suburb Median Sale Price (House)

\$657,500

01 April 2023 to 31 March 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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 six months.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode	51 CRADLE ROAD, DIGGERS REST, VIC 3427
---	--

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:	\$500,000 to \$550,000
--------------	------------------------

Median sale price

Median price	\$657,500	Property type	House	Suburb	DIGGERS REST
Period	01 April 2023 to 31 March 2024		Source		

Comparable property sales

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 six months.

This Statement of Information was prepared on:	10/05/2024
--	------------