

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

7 Universal 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

\$485,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,500

Property type

House

Suburb

Diggers Rest

Period-from

01 Jan 2020

to

31 Dec 2020

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 Pepper Close Diggers Rest VIC 3427	\$525,000	23-Dec-20
6 Lifestyle Street Diggers Rest VIC 3427	\$500,000	17-Dec-20
24 Carroll Street Diggers Rest VIC 3427	\$560,000	09-Dec-20

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 Pepper Close Diggers Rest VIC 3427

3 2 2

Sold Price

^{RS} **\$525,000** Sold Date **23-Dec-20**

Distance **0.48km**



6 Lifestyle Street Diggers Rest VIC 3427

3 2 1

Sold Price

^{RS} **\$500,000** Sold Date **17-Dec-20**

Distance **1.02km**



24 Carroll Street Diggers Rest VIC 3427

3 2 2

Sold Price

^{RS} **\$560,000** Sold Date **09-Dec-20**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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