

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 Splendour Circuit 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

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Diggers Rest

Period-from

01 Feb 2020

to

31 Jan 2021

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

6 Lifestyle Street Diggers Rest VIC 3427	\$500,000	11-Dec-20
42 Showman Drive Diggers Rest VIC 3427	\$495,000	19-Feb-21
5 Pepper Close Diggers Rest VIC 3427	\$525,000	23-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.~~

This Statement of Information was prepared on: 23 February 2021



6 Lifestyle Street Diggers Rest VIC 3427

3 2 1

Sold Price

\$500,000

Sold Date

11-Dec-20

Distance

0.72km



42 Showman Drive Diggers Rest VIC 3427

3 2 1

Sold Price

^{RS} **\$495,000**

Sold Date

19-Feb-21

Distance

0.74km



5 Pepper Close Diggers Rest VIC 3427

3 2 2

Sold Price

^{RS} **\$525,000**

Sold Date

23-Dec-20

Distance

1.59km



18 Prospector Crescent Diggers Rest VIC 3427

3 2 1

Sold Price

\$465,000

Sold Date

03-Aug-20

Distance

0.87km



39 Farm Road Diggers Rest VIC 3427

3 2 1

Sold Price

\$451,500

Sold Date

16-Jul-20

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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