

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

13 Bluegrass 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

\$320,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$296,000

Property type

Land

Suburb

Diggers Rest

Period-from

01 Aug 2019

to

31 Jul 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

10 Prominent Road Diggers Rest VIC 3427	\$315,000	24-Mar-20
16 Himalaya Drive Diggers Rest VIC 3427	\$330,000	01-Jul-20
34 Himalaya Drive Diggers Rest VIC 3427	\$320,000	15-Jun-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: 28 August 2020



10 Prominent Road Diggers Rest VIC 3427

Sold Price

\$315,000

Sold Date **24-Mar-20**
 -  -  -

Distance **0.14km**


16 Himalaya Drive Diggers Rest VIC 3427

Sold Price

^{RS} **\$330,000**

Sold Date **01-Jul-20**
 -  -  -

Distance **0.31km**


34 Himalaya Drive Diggers Rest VIC 3427

Sold Price

\$320,000

Sold Date **15-Jun-20**
 -  -  -

Distance **0.37km**
RS = Recent sale

UN = Undisclosed Sale

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