

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

8 Kipling 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

\$230,000

&

\$250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$300,500

Property type

Land

Suburb

Diggers Rest

Period-from

01 Apr 2019

to

31 Mar 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

14 Ainsworth Crescent Diggers Rest VIC 3427	\$260,000	12-Dec-19
80 Madisons Avenue Diggers Rest VIC 3427	\$265,000	23-Dec-19
5 Earhart Street Diggers Rest VIC 3427	\$225,000	09-Dec-19

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.~~

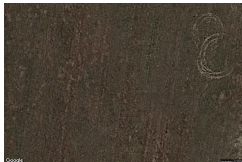
This Statement of Information was prepared on: 02 April 2020



14 Ainsworth Crescent Diggers Rest VIC 3427 Sold Price **\$260,000** Sold Date **12-Dec-19**

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Distance **0.33km**



80 Madisons Avenue Diggers Rest VIC 3427 Sold Price **\$265,000** Sold Date **23-Dec-19**

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Distance **1.4km**



5 Earhart Street Diggers Rest VIC 3427 Sold Price **\$225,000** Sold Date **09-Dec-19**

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Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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