

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

40 WELCOME ROAD 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

\$560,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Diggers Rest

Period-from

01 Nov 2021

to

31 Oct 2022

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

13 CRADLE ROAD DIGGERS REST VIC 3427	\$542,500	03-Sep-22
120 WELCOME ROAD DIGGERS REST VIC 3427	\$570,000	07-Jul-22

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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**13 CRADLE ROAD DIGGERS REST
VIC 3427**

3 2 1

Sold Price

\$542,500

Sold Date

03-Sep-22

Distance

0.21km



**120 WELCOME ROAD DIGGERS
REST VIC 3427**

3 1 2

Sold Price

\$570,000

Sold Date

07-Jul-22

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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