

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

5 LODE 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,250

Property type

House

Suburb

Diggers Rest

Period-from

01 Jun 2022

to

31 May 2023

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

58 CRADLE ROAD DIGGERS REST VIC 3427

\$490,000

06-Dec-22

9 INGOT ROAD DIGGERS REST VIC 3427

\$490,000

20-Oct-22

OR

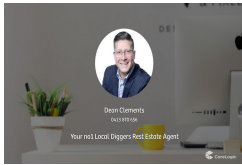
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 05 June 2023

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58 CRADLE ROAD DIGGERS REST VIC 3427

Sold Price

\$490,000

Sold Date

06-Dec-22



4



1



1

Distance

0.79km



9 INGOT ROAD DIGGERS REST VIC 3427

Sold Price

Sold Date

20-Oct-22



3



1



1

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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