

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 BIPLANE 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

or range
between

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$644,000

Property type

House

Suburb

Diggers Rest

Period-from

01 Feb 2022

to

31 Jan 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

7 AUTUMN WAY DIGGERS REST VIC 3427	705000	08-Sep-22
2 LODE COURT DIGGERS REST VIC 3427	670000	26-Oct-22
30 KIPLING CIRCUIT DIGGERS REST VIC 3427	700000	22-Nov-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: 11 February 2023

	7 AUTUMN WAY DIGGERS REST VIC 3427	Sold Price	705000	Sold Date 08-Sep-22
	 4  2  2			Distance 0.25km
	2 LODE COURT DIGGERS REST VIC 3427	Sold Price	670000	Sold Date 26-Oct-22
	 4  2  3			Distance 1.87km
	30 KIPLING CIRCUIT DIGGERS REST VIC 3427	Sold Price	700000	Sold Date 22-Nov-22
	 4  2  2			Distance 1.44km

RS = Recent sale UN = Undisclosed Sale

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