

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

29 Kipling Cirt, Diggers Rest Vic 3427

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$270,000

Median sale price

Median price

House

Unit

Suburb

Diggers Rest

Period - From

to

Source

REIV

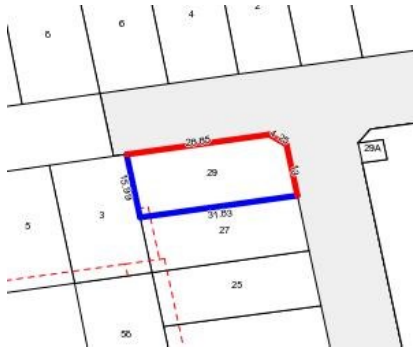
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1	72 Diggers Rest Coimadai Rd DIGGERS REST 3427	\$250,000	17/05/2017
2	12 Kipling Cirt DIGGERS REST 3427	\$165,000	25/04/2017
3	10 Kipling Cirt DIGGERS REST 3427	\$165,000	25/04/2017

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 six months.~~



Rooms:
Property Type: Land
Land Size: 505 sqm approx
Agent Comments

Indicative Selling Price
\$270,000

Comparable Properties

72 Diggers Rest Coimadai Rd DIGGERS REST 3427 (VG) Agent Comments



Price: \$250,000
Method: Sale
Date: 17/05/2017
Rooms: -
Property Type: Land
Land Size: 434 sqm approx

12 Kipling Cirt DIGGERS REST 3427 (VG) Agent Comments



Price: \$165,000
Method: Sale
Date: 25/04/2017
Rooms: -
Property Type: Land
Land Size: 256 sqm approx

10 Kipling Cirt DIGGERS REST 3427 (VG) Agent Comments



Price: \$165,000
Method: Sale
Date: 25/04/2017
Rooms: -
Property Type: Land
Land Size: 262 sqm approx