

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 LICENSE 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,750

Property type

House

Suburb

Diggers Rest

Period-from

01 May 2022

to

30 Apr 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

1 LICENSE ROAD DIGGERS REST VIC 3427	\$580,000	16-Feb-22
40 WELCOME ROAD DIGGERS REST VIC 3427	\$588,500	23-Nov-22
4 SHORING ROAD DIGGERS REST VIC 3427	\$528,000	20-Mar-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: 12 May 2023



**1 LICENSE ROAD DIGGERS REST
VIC 3427**

 3  1  4

Sold Price

\$580,000

Sold Date

16-Feb-22

Distance

0.05km



**40 WELCOME ROAD DIGGERS
REST VIC 3427**

 3  1  2

Sold Price

\$588,500

Sold Date

23-Nov-22

Distance

0.1km



**4 SHORING ROAD DIGGERS REST
VIC 3427**

 3  1  2

Sold Price

\$528,000

Sold Date

20-Mar-22

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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