

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

2 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

\$465,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Diggers Rest

Period-from

01 Nov 2019

to

31 Oct 2020

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

2 Colour Road Diggers Rest VIC 3427	\$483,000	16-Jul-20
5 Precious Road Diggers Rest VIC 3427	\$470,000	02-Jun-20
11 Precious Road Diggers Rest VIC 3427	\$470,000	24-Oct-20

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 November 2020



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2 Colour Road Diggers Rest VIC 3427

3 1 2

Sold Price **\$483,000** Sold Date **16-Jul-20**

Distance **0.58km**



5 Precious Road Diggers Rest VIC 3427

2 1 2

Sold Price **\$470,000** Sold Date **02-Jun-20**

Distance **0.75km**



11 Precious Road Diggers Rest VIC 3427

3 2 1

Sold Price ^{RS} **\$470,000** Sold Date **24-Oct-20**

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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