

## 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

36 Himalaya Drive Diggers Rest VIC 3427

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$649,000

&

\$669,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$533,850

Property type

House

Suburb

Diggers Rest

Period-from

01 Dec 2019

to

30 Nov 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 12 Monterey Street Diggers Rest VIC 3427 | \$655,000 | 23-Nov-20 |
| 26 Aviation Drive Diggers Rest VIC 3427  | \$650,000 | 16-Nov-20 |
| 12 Mountview Drive Diggers Rest VIC 3427 | \$660,000 | 16-Feb-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: 21 December 2020



**12 Monterey Street Diggers Rest VIC 3427**

 4  2  2

Sold Price

<sup>RS</sup>

**\$655,000**

Sold Date

**23-Nov-20**

Distance

**0.46km**



**26 Aviation Drive Diggers Rest VIC 3427**

 4  2  2

Sold Price

<sup>RS</sup>

**\$650,000**

Sold Date

**16-Nov-20**

Distance

**0.84km**



**12 Mountview Drive Diggers Rest VIC 3427**

 4  2  2

Sold Price

**\$660,000**

Sold Date

**16-Feb-20**

Distance

**0.99km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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