

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

30 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

\$630,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,625

Property type

House

Suburb

Diggers Rest

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	580000	16-Feb-22
3 WELCOME ROAD DIGGERS REST VIC 3427	630000	05-Apr-22
7 CALDER HIGHWAY DIGGERS REST VIC 3427	601000	20-Jan-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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1 LICENSE ROAD DIGGERS REST VIC 3427

Sold Price

580000

Sold Date

16-Feb-22

3



1



4

Distance

0.05km

3 WELCOME ROAD DIGGERS REST VIC 3427

Sold Price

^{RS} **630000** ^{UN}

Sold Date

05-Apr-22

3



1



2

Distance

0.35km

7 CALDER HIGHWAY DIGGERS REST VIC 3427

Sold Price

601000

Sold Date

20-Jan-22

3



1



5

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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