

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

31 Browning Street 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

\$285,000

&

\$295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$300,000

Property type

Land

Suburb

Diggers Rest

Period-from

01 Jul 2019

to

30 Jun 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

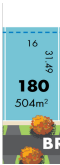
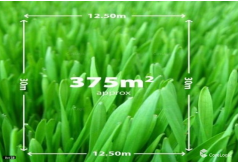
Date of sale

50 Browning Street Diggers Rest VIC 3427	\$320,000	08-Feb-20
15 Fairfield Crescent Diggers Rest VIC 3427	\$270,000	12-Jul-20
7 Bedford Street Diggers Rest VIC 3427	\$315,000	15-Mar-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 July 2020

	50 Browning Street Diggers Rest VIC 3427	Sold Price	\$320,000	Sold Date 08-Feb-20
 -  -  -	Distance 0.11km			
	15 Fairfield Crescent Diggers Rest VIC 3427	Sold Price	^{RS} \$270,000 ^{UN}	Sold Date 12-Jul-20
 -  -  -	Distance 0.21km			
	7 Bedford Street Diggers Rest VIC 3427	Sold Price	\$315,000	Sold Date 15-Mar-20
 3  2  -	Distance 0.34km			

RS = Recent sale **UN** = Undisclosed Sale

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