

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

Lot 88 Sheeppyard Way, Diggers Rest, VIC 3427

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price

\$298,286

Median sale price

Median price

\$342,500

Property Type

House

Suburb

Diggers Rest (3427)

Period - From

01/10/2022

to

31/10/2023

Source

CoreLogic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
29 ODYSSEY DRIVE, DIGGERS REST VIC 3427	\$300,000	17/07/2023
13 Wheat Street Diggers Rest	\$340,000	24/10/2023
15 Silver Drive Diggers Rest	\$325,000	02/06/2023

This Statement of Information was prepared on:

01/11/2023
