



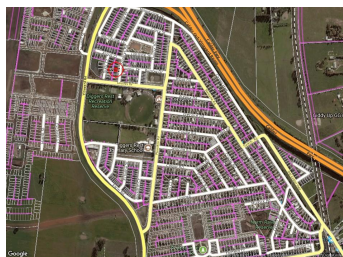
STATEMENT OF INFORMATION

7 SPEARYS ROAD, DIGGERS REST, VIC 3427

PREPARED BY WENDI TURNER, RED CREEK REAL ESTATE, PHONE: 0435770030

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 SPEARYS ROAD, DIGGERS REST, VIC

 4  2  2

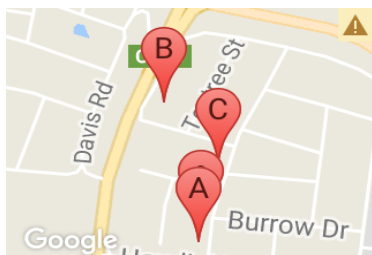
Indicative Selling Price

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

Price Range:

Provided by: Wendi Turner, Red Creek Real Estate

MEDIAN SALE PRICE



DIGGERS REST, VIC, 3427

Suburb Median Sale Price (House)

\$406,000

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



3 SPEARYS RD, DIGGERS REST, VIC 3427

 4  2  2

Sale Price

***\$610,000**

Sale Date: 20/07/2017

Distance from Property: 30m



12 MOUNTVIEW DR, DIGGERS REST, VIC 3427

 4  2  2

Sale Price

\$584,000

Sale Date: 19/05/2017

Distance from Property: 230m



19 SPEARYS RD, DIGGERS REST, VIC 3427

 3  2  2

Sale Price

\$516,000

Sale Date: 31/05/2017

Distance from Property: 115m



This report has been compiled on 19/09/2017 by Red Creek Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 SPEARYS ROAD, DIGGERS REST, VIC 3427

Indicative selling price

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

Price Range:

Median sale price

Median price

\$406,000

House

X

Unit


Suburb

DIGGERS REST

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
3 SPEARYS RD, DIGGERS REST, VIC 3427	*\$610,000	20/07/2017
12 MOUNTVIEW DR, DIGGERS REST, VIC 3427	\$584,000	19/05/2017
19 SPEARYS RD, DIGGERS REST, VIC 3427	\$516,000	31/05/2017