

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

1-3 Colour 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

or range
between

\$790,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Diggers Rest

Period-from

01 Aug 2020

to

31 Jul 2021

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

2 Kipling Circuit Diggers Rest VIC 3427	\$417,000	10-Apr-21
23 Ainsworth Crescent Diggers Rest VIC 3427	\$420,000	24-May-21
30 Ainsworth Crescent Diggers Rest VIC 3427	\$373,000	09-Jun-21

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: 19 August 2021



2 Kipling Circuit Diggers Rest VIC 3427

Sold Price

\$417,000

Sold Date

10-Apr-21

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Distance

0.36km



23 Ainsworth Crescent Diggers Rest VIC 3427

Sold Price

\$420,000

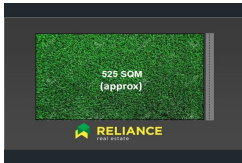
Sold Date

24-May-21

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Distance

0.4km



30 Ainsworth Crescent Diggers Rest VIC 3427

Sold Price

^{RS} **\$373,000**

Sold Date

09-Jun-21

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Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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