

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	18 Vignette Road, Diggers Rest, VIC 3427
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Indicative selling price

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

Price Range	\$695,000	&	\$745,000
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Median sale price

Median price	\$672,500	Property Type	House	Suburb	Diggers Rest (3427)
Period - From	30/09/2022	to	30/09/2023	Source	Realestate.com

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
13 EXPLORER CRESCENT, DIGGERS REST VIC 3427	\$745,000	27/07/2023
4 TRAVELLERS STREET, DIGGERS REST VIC 3427	\$737,000	23/09/2023
55 SHOWMAN DRIVE, DIGGERS REST VIC 3427	\$740,000	01/09/2023

This Statement of Information was prepared on: 03/10/2023