Statement of Information

Property offered for sale

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

24 COLOUR ROAD DIGGERS REST VIC 3427						
e see consumer.vio	c.gov.au/	underquotin	g (*De	lete single price	or range	as applicable)
Single Price		or range between \$480,0		\$480,000	&	\$520,000
plicable)		-			1	
\$605,000	Property type		House		Suburb	Diggers Rest
01 Apr 2024	to 31 Mar 2025		Source	Corelogic		
ales (*Delete A	or B b	elow as a	plica	ble)		
properties sold wit t t's representative (hin two k consider:	ilometres of s to be most	the process	operty for sale i arable to the pro	n the last (operty for	3 months that the sale.
Address of comparable property						Date of sale
71 LICENSE ROAD DIGGERS REST VIC 3427				\$51	0,000	20-Nov-24
	plicable) \$605,000 01 Apr 2024 ales (*Delete Aproperties sold with the representative toperty	plicable) \$605,000 Prope 01 Apr 2024 to ales (*Delete A or B beoreperties sold within two ket's representative considers operty	e see consumer.vic.gov.au/underquoting or range between plicable) \$605,000 Property type 01 Apr 2024 to 31 Mar 20 ales (*Delete A or B below as approperties sold within two kilometres of the representative considers to be most operty	e see consumer.vic.gov.au/underquoting (*De or range between or range betw	e see consumer.vic.gov.au/underquoting (*Delete single price or range between \$480,000 plicable) 101 Apr 2024 to 31 Mar 2025 Source 101 Apr 2024 to 31 Mar 2025 Source 101 Apr 2024 to 31 Mar 2025 Properties sold within two kilometres of the property for sale in the representative considers to be most comparable to the property operty 102 Price	e see consumer.vic.gov.au/underquoting (*Delete single price or range or range state) or range between \$480,000 & plicable) 101 Apr 2024 to 31 Mar 2025 Source ales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the last of the property or sale in the last o

sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 14 April 2025

