

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	40 Nugget Street, 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	\$640,000	&	\$675,000
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Median sale price

Median price	\$660,000	Property Type	House	Suburb	Diggers Rest (3427)
Period - From	01/01/2023	to	30/12/2023	Source	Realestate.com

Comparable property sales

A These are two 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
33 SPLENDOUR CIRCUIT, DIGGERS REST VIC 3427	\$660,000	07/09/2023
10 WING STREET DIGGERS REST	\$635,000	28/11/2023

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 six months.

This Statement of Information was prepared on:	13/01/2024
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