

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

10 CRADLE 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Diggers Rest

Period-from

01 Mar 2023

to

29 Feb 2024

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

43 FAIRFIELD CRESCENT DIGGERS REST VIC 3427	\$663,000	24-Feb-24
7 FAIRFIELD CRESCENT DIGGERS REST VIC 3427	-	11-Oct-23
50 AINSWORTH CRESCENT DIGGERS REST VIC 3427	\$641,000	05-Oct-23

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: 04 March 2024

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43 FAIRFIELD CRESCENT DIGGERS REST VIC 3427

4 2 2

Sold Price ^{RS} \$663,000 Sold Date 24-Feb-24

Distance 0.38km



7 FAIRFIELD CRESCENT DIGGERS REST VIC 3427

4 2 2

Sold Price ^{RS} - Sold Date 11-Oct-23

Distance 0.43km



50 AINSWORTH CRESCENT DIGGERS REST VIC 3427

4 2 2

Sold Price \$641,000 Sold Date 05-Oct-23

Distance 0.49km

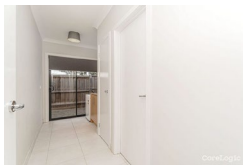


64 DIGGERS REST-COIMADAI ROAD DIGGERS REST VIC 3427

4 2 2

Sold Price \$700,000 Sold Date 05-Jul-23

Distance 0.49km



12 EUCALYPTUS CIRCUIT DIGGERS REST VIC 3427

4 2 2

Sold Price \$670,000 Sold Date 12-Aug-23

Distance 0.69km



11 HOUDINI DRIVE DIGGERS REST VIC 3427

4 2 2

Sold Price \$660,000 Sold Date 18-Oct-23

Distance 0.72km

RS = Recent sale

UN = Undisclosed Sale

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52 VIGNETTE ROAD DIGGERS
REST VIC 3427

4 2 2

Sold Price

- Sold Date 29-Jun-23

Distance 0.78km



24 QUARTZ ROAD DIGGERS REST
VIC 3427

4 2 2

Sold Price

\$680,000

Sold Date 25-Aug-23

Distance 0.81km



24 SHEEPYARD WAY DIGGERS
REST VIC 3427

4 2 2

Sold Price

\$645,000

Sold Date 10-Jan-24

Distance 0.9km

RS = Recent sale

UN = Undisclosed Sale

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