

## 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

13 VOISIN DRIVE DIGGERS REST VIC 3427

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$745,000

&

\$795,000

### 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

2 FERNSIDE DRIVE DIGGERS REST VIC 3427	770000	21-Feb-24
18 VIGNETTE ROAD DIGGERS REST VIC 3427	745000	10-Nov-23
3 VIOLETTA BOULEVARD DIGGERS REST VIC 3427	795000	26-Sep-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.~~

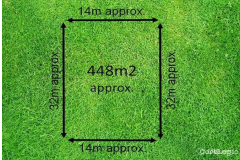
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**2 FERNSIDE DRIVE DIGGERS REST VIC 3427** Sold Price <sup>RS</sup> **770000** Sold Date **21-Feb-24**

 5  3  2

Distance **0.2km**



**18 VIGNETTE ROAD DIGGERS REST VIC 3427** Sold Price **745000** Sold Date **10-Nov-23**

 4  2  2

Distance **0.74km**

**3 VIOLETTA BOULEVARD DIGGERS REST VIC 3427** Sold Price **795000** Sold Date **26-Sep-23**

 4  2  2

Distance **0.17km**

RS = Recent sale      UN = Undisclosed Sale

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