

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 WHEAT STREET, DIGGERS REST, VIC **4** **2** **2**

Indicative Selling Price

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

Single Price: \$749,900

Provided by: Ricky Singh, LJ Hooker Melton

MEDIAN SALE PRICE



DIGGERS REST, VIC, 3427

Suburb Median Sale Price (House)

\$643,000

01 July 2023 to 31 December 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



12 EGRET WAY, DIGGERS REST, VIC 3427 **4** **2** **2**

Sale Price

***\$705,000**

Sale Date: 07/08/2023

Distance from Property: 502m



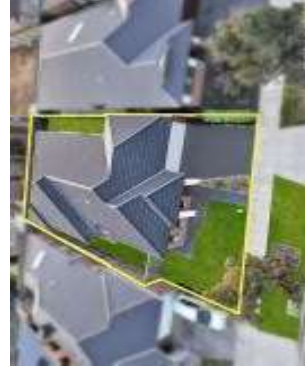
24 HIMALAYA DR, DIGGERS REST, VIC 3427 **4** **2** **2**

Sale Price

***\$675,000**

Sale Date: 23/12/2023

Distance from Property: 164m



10 HOWITT ST, DIGGERS REST, VIC 3427 **4** **2** **2**

Sale Price

\$700,000

Sale Date: 12/10/2023

Distance from Property: 298m

This report has been compiled on 29/01/2024 by LJ Hooker Melton. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.