

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

2 AVIATION DRIVE 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 Feb 2023

to

31 Jan 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

5 TROPHY WAY DIGGERS REST VIC 3427	\$573,200	26-Oct-23
14 PROSPECTOR CRESCENT DIGGERS REST VIC 3427	\$555,000	07-Feb-24
3 CIVIC STREET DIGGERS REST VIC 3427	\$565,000	08-Jan-24

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: 09 February 2024



5 TROPHY WAY DIGGERS REST VIC 3427

3 2 1

Sold Price **\$573,200** Sold Date **26-Oct-23**

Distance **0.31km**



14 PROSPECTOR CRESCENT DIGGERS REST VIC 3427

3 2 2

Sold Price ^{RS} **\$555,000** Sold Date **07-Feb-24**

Distance **0.35km**



3 CIVIC STREET DIGGERS REST VIC 3427

3 2 2

Sold Price ^{RS} **\$565,000** Sold Date **08-Jan-24**

Distance **0.3km**

RS = Recent sale UN = Undisclosed Sale

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