

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

22 FRAGRANT CRESCENT 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

\$950,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$641,000

Property type

House

Suburb

Diggers Rest

Period-from

01 May 2023

to

30 Apr 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

39 MADISONS AVENUE DIGGERS REST VIC 3427	\$840,000	02-Mar-24
13 VOISIN DRIVE DIGGERS REST VIC 3427	\$800,000	20-Apr-24
61 SHOWMAN DRIVE DIGGERS REST VIC 3427	\$841,000	20-Jul-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: 21 May 2024

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39 MADISONS AVENUE DIGGERS REST VIC 3427

4 2 2

Sold Price \$840,000 Sold Date 02-Mar-24

Distance 0.91km



13 VOISIN DRIVE DIGGERS REST VIC 3427

4 2 2

Sold Price ^{RS} \$800,000 Sold Date 20-Apr-24

Distance 0.96km



61 SHOWMAN DRIVE DIGGERS REST VIC 3427

4 3 2

Sold Price \$841,000 Sold Date 20-Jul-23

Distance 0.98km



7 SULLY COURT DIGGERS REST VIC 3427

4 2 2

Sold Price ^{RS} \$820,000 Sold Date 16-May-24

Distance 1.04km



29 CARROLL STREET DIGGERS REST VIC 3427

4 3 2

Sold Price \$920,000 Sold Date 16-Dec-23

Distance 1.18km



64 DIGGERS REST-COIMADAI ROAD DIGGERS REST VIC 3427

4 2 2

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

Distance 1.56km

RS = Recent sale

UN = Undisclosed Sale

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