

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

32 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

\$590,000

&

\$620,000

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

168 LICENSE ROAD DIGGERS REST VIC 3427	\$565,000	13-Feb-24
4 WALBRIDGE STREET DIGGERS REST VIC 3427	\$540,000	28-Aug-23
33 SPLENDOUR CIRCUIT DIGGERS REST VIC 3427	\$660,000	07-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.~~

This Statement of Information was prepared on: 04 March 2024

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168 LICENSE ROAD DIGGERS REST
VIC 3427

Sold Price

^{RS}

\$565,000

Sold Date 13-Feb-24

3 2 2

Distance 0.15km



4 WALBRIDGE STREET DIGGERS
REST VIC 3427

Sold Price

\$540,000

Sold Date 28-Aug-23

3 2 2

Distance 0.69km



33 SPLENDOUR CIRCUIT DIGGERS
REST VIC 3427

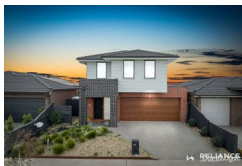
Sold Price

\$660,000

Sold Date 07-Sep-23

3 2 2

Distance 0.39km



45 SPLENDOUR CIRCUIT DIGGERS
REST VIC 3427

Sold Price

\$683,000

Sold Date 04-Jun-23

3 2 2

Distance 0.4km



23 SPLENDOUR CIRCUIT DIGGERS
REST VIC 3427

Sold Price

\$616,000

Sold Date 20-Sep-23

3 2 2

Distance 0.49km



21 SPLENDOUR CIRCUIT DIGGERS
REST VIC 3427

Sold Price

^{RS}

\$620,000

Sold Date 01-Nov-23

3 2 2

Distance 0.49km

RS = Recent sale

UN = Undisclosed Sale

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11 EXPLORER CRESCENT DIGGERS REST VIC 3427 Sold Price

3 2 2

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

Distance 0.7km



3 CIVIC STREET DIGGERS REST VIC 3427 Sold Price

3 2 2

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

Distance 0.8km



24 EUCALYPTUS CIRCUIT DIGGERS REST VIC 3427 Sold Price

3 2 2

- Sold Date 02-Aug-23

Distance 0.88km

RS = Recent sale

UN = Undisclosed Sale

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