

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

4 TRAVELLERS STREET 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,250

Property type

House

Suburb

Diggers Rest

Period-from

01 Sep 2022

to

31 Aug 2023

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

| | | |
|--|-----------|-----------|
| 11 SHOWMAN DRIVE DIGGERS REST VIC 3427 | \$712,000 | 28-Jul-23 |
| 13 EXPLORER CRESCENT DIGGERS REST VIC 3427 | \$745,000 | 27-Jul-23 |
| 6 FAIRFIELD CRESCENT DIGGERS REST VIC 3427 | \$750,000 | 18-Mar-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: 01 September 2023

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**11 SHOWMAN DRIVE DIGGERS
REST VIC 3427**

4 2 2

Sold Price

^{RS} **\$712,000**

Sold Date

28-Jul-23

Distance

0.13km



**13 EXPLORER CRESCENT DIGGERS
REST VIC 3427**

4 3 2

Sold Price

\$745,000

Sold Date

27-Jul-23

Distance

0.76km



**6 FAIRFIELD CRESCENT DIGGERS
REST VIC 3427**

4 2 2

Sold Price

\$750,000

Sold Date

18-Mar-23

Distance

1.62km

RS = Recent sale

UN = Undisclosed Sale

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