

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

52 WELCOME ROAD DIGGERS REST VIC 3427

Address
Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

or range
Single Price & between
\$545,000 \$599,500

Median sale price

(*Delete house or unit as applicable)

Median Price \$645,000 Property type House Suburb Diggers Rest
Period-from 08 Sep 2023 to 08 March 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
40 WELCOME ROAD DIGGERS REST VIC 3427	\$588,500	23-Nov-22
38 WELCOME ROAD DIGGERS REST VIC 3427	\$595,000	21-Dec-23
25 LICENSE ROAD DIGGERS REST VIC 3427	\$580,000	15-Nov-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: 07 March 2024



40 WELCOME ROAD DIGGERS REST VIC 3427

3 1 2

Sold Price **\$588,500** Sold Date **23-Nov-22**

Distance **0.09km**



38 WELCOME ROAD DIGGERS REST VIC 3427

3 2 3

Sold Price **\$595,000** Sold Date **21-Dec-23**

Distance **0.11km**



25 LICENSE ROAD DIGGERS REST VIC 3427

3 2 3

Sold Price **\$580,000** Sold Date **15-Nov-23**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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