

# 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

58 BROWNING STREET DIGGERS REST VIC 3427

### Indicative selling price

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

Single Price

or range  
between

\$500,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Diggers Rest

Period-from

01 Jul 2023

to

30 Jun 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

|   |           |           |
|---|-----------|-----------|
| 8 KIPLING CIRCUIT DIGGERS REST VIC 3427   | \$591,000 | 24-Jan-24 |
| 3 CIVIC STREET DIGGERS REST VIC 3427      | \$565,000 | 20-Dec-23 |
| 8 FRAGRANT CRESCENT DIGGERS REST VIC 3427 | \$575,000 | 01-May-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: 02 July 2024

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8 KIPLING CIRCUIT DIGGERS REST VIC 3427 Sold Price \$591,000 Sold Date 24-Jan-24

3 2 2

Distance 0.24km



3 CIVIC STREET DIGGERS REST VIC 3427 Sold Price \$565,000 Sold Date 20-Dec-23

3 2 2

Distance 0.91km



8 FRAGRANT CRESCENT DIGGERS REST VIC 3427 Sold Price \$575,000 Sold Date 01-May-24

3 2 2

Distance 1.25km



14 PROSPECTOR CRESCENT DIGGERS REST VIC 3427 Sold Price \$555,000 Sold Date 01-Feb-24

3 2 2

Distance 1.37km



168 LICENSE ROAD DIGGERS REST VIC 3427 Sold Price \$565,000 Sold Date 31-Jan-24

3 2 2

Distance 1.48km



9 PRIMULA STREET DIGGERS REST VIC 3427 Sold Price \$550,000 Sold Date 13-Apr-24

3 2 2

Distance 1.51km

RS = Recent sale

UN = Undisclosed Sale

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