

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

6 LINDBERGH BOULEVARD 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

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

House

Suburb

Diggers Rest

Period-from

01 Jul 2022

to

30 Jun 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

20 AUTUMN WAY DIGGERS REST VIC 3427	\$549,000	20-May-23
37 SILVER DRIVE DIGGERS REST VIC 3427	\$620,000	23-Feb-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.

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**20 AUTUMN WAY DIGGERS REST
VIC 3427**

3 2 2

Sold Price

^{RS} **\$549,000**

Sold Date **20-May-23**

Distance **0.26km**



**37 SILVER DRIVE DIGGERS REST
VIC 3427**

3 2 1

Sold Price

\$620,000

Sold Date **23-Feb-23**

Distance **0.32km**

RS = Recent sale **UN** = Undisclosed Sale

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