

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

9 ABODE PLACE 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$641,000

Property type

House

Suburb

Diggers Rest

Period-from

01 May 2023

to

30 Apr 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

3 CIVIC STREET DIGGERS REST VIC 3427	\$565,000	20-Dec-23
12 ROCKFERN CRESCENT DIGGERS REST VIC 3427	\$575,000	04-Feb-24
35 FRAGRANT CRESCENT DIGGERS REST VIC 3427	\$580,000	14-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: 15 May 2024

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3 CIVIC STREET DIGGERS REST VIC 3427 Sold Price

\$565,000 Sold Date **20-Dec-23**

3 2 2

Distance **0.02km**



12 ROCKFERN CRESCENT DIGGERS REST VIC 3427 Sold Price

\$575,000 Sold Date **04-Feb-24**

3 2 1

Distance **0.45km**



35 FRAGRANT CRESCENT DIGGERS REST VIC 3427

Sold Price ^{RS} **\$580,000** Sold Date **14-May-24**

3 2 1

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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