

## 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 Wing 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

\$265,000

&

\$280,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$310,000

Property type

Land

Suburb

Diggers Rest

Period-from

01 Dec 2019

to

30 Nov 2020

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

|  |           |           |
|--|-----------|-----------|
| 71 Madisons Avenue Diggers Rest VIC 3427 | \$305,000 | 02-Jun-20 |
| 26 Vignette Road Diggers Rest VIC 3427   | \$295,000 | 21-Jul-20 |
| 8 Wheat Street Diggers Rest VIC 3427     | \$265,000 | 20-Jul-20 |

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 December 2020

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71 Madisons Avenue Diggers Rest  
VIC 3427

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Sold Price **\$305,000** Sold Date **02-Jun-20**

Distance **0.37km**



26 Vignette Road Diggers Rest VIC  
3427

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Sold Price **\$295,000** Sold Date **21-Jul-20**

Distance **0.62km**



8 Wheat Street Diggers Rest VIC  
3427

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Sold Price **\$265,000** Sold Date **20-Jul-20**

Distance **0.71km**

RS = Recent sale UN = Undisclosed Sale

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