

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$605,000

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

Dean Clements

M 0413 870 656

E dean.clements@diggersrest.rh.com.au



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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