

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 37 Festival Street, Diggers Rest, VIC 3427

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$469,000 & \$499,000

Median sale price

Median price \$625,000 Property Type House Suburb Diggers Rest (3427)

Period - From 24/02/2022 to 24/02/2022 Source RP Data Core Logic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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 FESTIVAL STREET, DIGGERS REST VIC 3427	\$519,000	12/05/2022
17 SPLENDOUR CIRCUIT, DIGGERS REST VIC 3427	\$550,000	02/12/2021
48 SHORING ROAD, DIGGERS REST VIC 3427	\$500,000	31/12/2021

This Statement of Information was prepared on: 30/05/2022