

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 35 Lime Crescent, Diggers Rest, VIC 3427

Indicative selling price

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

Price Range

\$550,000

&

\$590,000

Median sale price

Median price

\$670,000

Property Type

House

Suburb

Sunbury (3429)

Period - From

09/03/2023

to

09/06/2023

Source

Core Logic

Comparable property sales

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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
20 AUTUMN WAY, DIGGERS REST VIC 3427	\$549,000	20/05/2023
8 ESSENCE STREET, DIGGERS REST VIC 3427	\$620,000	24/02/2023
11 TROPHY WAY, DIGGERS REST VIC 3427	\$560,000	04/01/2023

This Statement of Information was prepared on: 13/06/2023