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 Fairfield Crescent 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	$680,000	&	$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$530,000	Property type	House	Suburb	Diggers Rest
Period-from	01 Jul 2020	to	30 Jun 2021	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
76 Diggers Rest-Coimadai Road Diggers Rest VIC 3427	$675,000	08-Mar-21
4 Browning Street Diggers Rest VIC 3427	$707,000	07-Feb-21
6 Carroll Street Diggers Rest VIC 3427	$670,000	10-Mar-21

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: 16 July 2021

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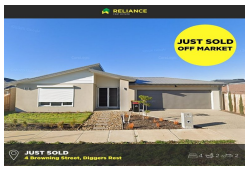


76 Diggers Rest-Coimadai Road Diggers Rest VIC 3427

4 2 2

Sold Price **$675,000** Sold Date **08-Mar-21**

Distance **0.1km**



4 Browning Street Diggers Rest VIC 3427

4 2 2

Sold Price **$707,000** Sold Date **07-Feb-21**

Distance **0.13km**



6 Carroll Street Diggers Rest VIC 3427

4 2 3

Sold Price **$670,000** Sold Date **10-Mar-21**

Distance **0.24km**

RS = Recent sale **UN** = Undisclosed Sale

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