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	117 Madisons Avenue 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	$380,000	&	$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$292,000	Property type	Land	Suburb	Diggers Rest
Period-from	01 Nov 2020	to	31 Oct 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
3 Colour Road Diggers Rest VIC 3427	$385,000	08-Oct-21
2 Prominent Road Diggers Rest VIC 3427	$390,000	28-May-21
4 Teatree Street Diggers Rest VIC 3427	$395,000	09-Aug-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 November 2021

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3 Colour Road Diggers Rest VIC 3427

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Sold Price RS **$385,000** UN
Sold Date **08-Oct-21**
Distance **1.07km**



2 Prominent Road Diggers Rest VIC 3427

- - -

Sold Price **$390,000**
Sold Date **28-May-21**
Distance **0.09km**



4 Teatree Street Diggers Rest VIC 3427

- - -

Sold Price **$395,000**
Sold Date **09-Aug-21**
Distance **0.88km**

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

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