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	160 LICENSE ROAD 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	$520,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$655,250	Property type	House	Suburb	Diggers Rest
Period-from	01 Sep 2022	to	31 Aug 2023	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
20 AUTUMN WAY DIGGERS REST VIC 3427	$549,000	20-May-23
4 WALBRIDGE STREET DIGGERS REST VIC 3427	$540,000	29-Aug-23
3 FARM ROAD DIGGERS REST VIC 3427	$520,000	31-Aug-23

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: 05 September 2023

Stacey Weston
P 5428 2800
M 0401 451 335
E sweston@woodards.com.au



20 AUTUMN WAY DIGGERS REST VIC 3427

2 2 2

Sold Price **$549,000** Sold Date **20-May-23**

Distance **0.42km**



4 WALBRIDGE STREET DIGGERS REST VIC 3427

3 2 2

Sold Price RS **$540,000** Sold Date **29-Aug-23**

Distance **0.78km**



3 FARM ROAD DIGGERS REST VIC 3427

3 2 1

Sold Price RS **$520,000** Sold Date **31-Aug-23**

Distance **0.94km**

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

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