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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

15 Explorer Crescent Diggers Rest VIC 3427

 4  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$646,000 & \$710,000













## Median Sale Price

\$492,000 Houses in Diggers rest between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.

	<b>8 Hero Street Diggers Rest VIC 3427</b>  4  2  2	Sold Price	<b>\$635,000</b>	Sold Date	<b>29-Oct-18</b>	Distance	<b>0.03km</b>
	<b>6 Hero Street Diggers Rest VIC 3427</b>  4  2  2	Sold Price	<b>\$640,000</b>	Sold Date	<b>15-Nov-18</b>	Distance	<b>0.04km</b>
	<b>27 Hero Street Diggers Rest VIC 3427</b>  4  2  2	Sold Price	<sup>RS</sup> <b>\$650,000</b>	Sold Date	<b>01-Feb-19</b>	Distance	<b>0.14km</b>

RS = Recent sale      UN = Undisclosed Sale

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