

## 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

43 ROSEHILL WAY DIGGERS REST VIC 3427

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$260,000

&

\$280,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$355,000

Property type

Land

Suburb

Diggers Rest

Period-from

01 Aug 2022

to

31 Jul 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

9 NODE WAY DIGGERS REST VIC 3427	\$276,000	20-Jul-22
28 VIOLETTA BOULEVARD DIGGERS REST VIC 3427	\$275,000	06-Jun-22
40 MADISONS AVENUE DIGGERS REST VIC 3427	\$280,800	23-Jan-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: 22 August 2023



**9 NODE WAY DIGGERS REST VIC 3427**

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Sold Price

**\$276,000**

Sold Date

**20-Jul-22**

Distance

**0.49km**



**28 VIOLETTA BOULEVARD  
DIGGERS REST VIC 3427**

3 2 -

Sold Price

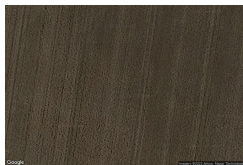
**\$275,000**

Sold Date

**06-Jun-22**

Distance

**0.5km**



**40 MADISONS AVENUE DIGGERS  
REST VIC 3427**

3 2 1

Sold Price

**\$280,800**

Sold Date

**23-Jan-23**

Distance

**0.62km**

RS = Recent sale

UN = Undisclosed Sale

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