

## 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

14 BLUEGRASS WAY DIGGERS REST VIC 3427

### Indicative selling price

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

Single Price

or range  
between

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Diggers Rest

Period-from

01 Nov 2023

to

31 Oct 2024

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

5 ESSENCE STREET DIGGERS REST VIC 3427	\$615,000	06-May-24
14 PRIMULA STREET DIGGERS REST VIC 3427	\$608,000	19-Jun-24
22 VIGNETTE ROAD DIGGERS REST VIC 3427	\$620,000	28-Oct-24

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: 18 November 2024



**5 ESSENCE STREET DIGGERS REST VIC 3427** Sold Price **\$615,000** Sold Date **06-May-24**

3 2 2

Distance **0.25km**



**14 PRIMULA STREET DIGGERS REST VIC 3427** Sold Price **\$608,000** Sold Date **19-Jun-24**

3 2 2

Distance **0.32km**



**22 VIGNETTE ROAD DIGGERS REST VIC 3427** Sold Price <sup>RS</sup> **\$620,000** Sold Date **28-Oct-24**

3 2 2

Distance **0.46km**

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

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