

# 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

29 MAROON 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

\$670,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Diggers Rest

Period-from

01 Aug 2023

to

31 Jul 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

30 SHOWMAN DRIVE DIGGERS REST VIC 3427	\$693,000	17-Feb-24
24 TRAVELLERS STREET DIGGERS REST VIC 3427	\$700,000	15-Jul-24
50 SHOWMAN DRIVE DIGGERS REST VIC 3427	\$675,000	28-Jun-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: 26 August 2024

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30 SHOWMAN DRIVE DIGGERS  
REST VIC 3427

4 2 1

Sold Price

\$693,000

Sold Date

17-Feb-24

Distance

1.08km



24 TRAVELLERS STREET DIGGERS  
REST VIC 3427

4 2 2

Sold Price

<sup>RS</sup> \$700,000

Sold Date

15-Jul-24

Distance

1.27km



50 SHOWMAN DRIVE DIGGERS  
REST VIC 3427

3 2 -

Sold Price

<sup>RS</sup> \$675,000

Sold Date

28-Jun-24

Distance

1.01km



22 HIMALAYA DRIVE DIGGERS  
REST VIC 3427

4 2 2

Sold Price

\$670,000

Sold Date

17-May-24

Distance

0.48km



17 FRAGRANT CRESCENT DIGGERS  
REST VIC 3427

4 2 2

Sold Price

\$680,000

Sold Date

13-Mar-24

Distance

0.17km



13 BOUQUET CIRCUIT DIGGERS  
REST VIC 3427

4 2 2

Sold Price

\$690,000

Sold Date

16-Feb-24

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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