

## 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

3 ECHIDNA STREET 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

\$630,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Diggers Rest

Period-from

01 Dec 2023

to

30 Nov 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 32 ROCKFERN CRESCENT DIGGERS REST VIC 3427 | \$675,000 | 28-Aug-24 |
| 22 MAROON WAY DIGGERS REST VIC 3427        | \$650,000 | 05-Jul-24 |
| 111 MADISONS AVENUE DIGGERS REST VIC 3427  | \$630,000 | 27-Nov-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: 09 December 2024



**32 ROCKFERN CRESCENT  
DIGGERS REST VIC 3427**

3 2 2

Sold Price

**\$675,000**

Sold Date **28-Aug-24**

Distance

**0.06km**



**22 MAROON WAY DIGGERS REST  
VIC 3427**

3 2 2

Sold Price

**\$650,000**

Sold Date **05-Jul-24**

Distance

**0.99km**



**111 MADISONS AVENUE DIGGERS  
REST VIC 3427**

3 2 2

Sold Price

<sup>RS</sup> **\$630,000**

Sold Date **27-Nov-24**

Distance

**0.68km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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