

## 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

4 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

\$695,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Diggers Rest

Period-from

01 Sep 2023

to

31 Aug 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

34 FESTIVAL STREET DIGGERS REST VIC 3427	\$700,000	20-Jul-24
9 SHOWMAN DRIVE DIGGERS REST VIC 3427	\$760,000	29-Apr-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: 16 September 2024



**34 FESTIVAL STREET DIGGERS  
REST VIC 3427**

 4  2  2

Sold Price **\$700,000** Sold Date **20-Jul-24**

Distance **0.47km**



**9 SHOWMAN DRIVE DIGGERS  
REST VIC 3427**

 3  2  2

Sold Price **\$760,000** Sold Date **29-Apr-24**

Distance **0.52km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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