

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

5 TROPHY WAY DIGGERS REST VIC 3427

Indicative selling price

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

Single Price

or range
between

\$549,000

&

\$589,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,500

Property type

House

Suburb

Diggers Rest

Period-from

01 Sep 2022

to

31 Aug 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

4 EARHART STREET DIGGERS REST VIC 3427	\$569,000	07-Jul-23
2 ROCKFERN CRESCENT DIGGERS REST VIC 3427	\$600,000	25-Jul-23
23 ROCKFERN CRESCENT DIGGERS REST VIC 3427	\$570,000	11-Aug-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: 27 September 2023



**4 EARHART STREET DIGGERS
REST VIC 3427**

 3  2  1

Sold Price

^{RS} **\$569,000** Sold Date **07-Jul-23**

Distance **0.48km**



**2 ROCKFERN CRESCENT DIGGERS
REST VIC 3427**

 3  2  1

Sold Price

\$600,000 Sold Date **25-Jul-23**

Distance **0.92km**



**23 ROCKFERN CRESCENT
DIGGERS REST VIC 3427**

 3  2  1

Sold Price

^{RS} **\$570,000** Sold Date **11-Aug-23**

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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