

## 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

31 MACADAMIA 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

\$370,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$643,000

Property type

House

Suburb

Diggers Rest

Period-from

01 May 2023

to

30 Apr 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

11 EGRET WAY DIGGERS REST VIC 3427	\$335,000	09-Mar-23
7 ILLUSION TERRACE DIGGERS REST VIC 3427	\$302,000	04-Sep-23
31 GARDENVIEW DRIVE DIGGERS REST VIC 3427	\$367,000	21-Dec-22

OR

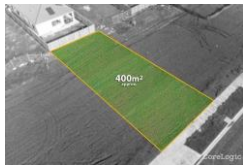
B\* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 06 May 2024

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11 EGRET WAY DIGGERS REST VIC 3427

Sold Price

\$335,000

Sold Date

09-Mar-23

4 2 -

Distance

0.42km



7 ILLUSION TERRACE DIGGERS REST VIC 3427

Sold Price

\$302,000

Sold Date

04-Sep-23

- - -

Distance

0.51km



31 GARDENVIEW DRIVE DIGGERS REST VIC 3427

Sold Price

\$367,000

Sold Date

21-Dec-22

- - -

Distance

0.83km



6 MAN DRIVE DIGGERS REST VIC 3427

Sold Price

\$302,000

Sold Date

01-Feb-24

- - -

Distance

0.85km



27 GARDENVIEW DRIVE DIGGERS REST VIC 3427

Sold Price

\$367,000

Sold Date

27-Mar-23

- - -

Distance

0.85km



4 MAN DRIVE DIGGERS REST VIC 3427

Sold Price

\$302,000

Sold Date

12-Feb-24

- - -

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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