

## 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

2 GLITTER ROAD 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$628,750

Property type

House

Suburb

Diggers Rest

Period-from

01 Oct 2021

to

30 Sep 2022

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 MINERS COURT DIGGERS REST VIC 3427     | \$600,000 | 04-Jun-22 |
| 120 WELCOME ROAD DIGGERS REST VIC 3427   | \$570,000 | 12-Jul-22 |
| 13 FESTIVAL STREET DIGGERS REST VIC 3427 | \$550,000 | 25-Jun-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: 25 October 2022

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**4 MINERS COURT DIGGERS REST  
VIC 3427** 3  2  1

Sold Price

**\$600,000**

Sold Date

**04-Jun-22**

Distance

**0.63km****120 WELCOME ROAD DIGGERS  
REST VIC 3427** 3  1  2

Sold Price

<sup>RS</sup> **\$570,000**

Sold Date

**12-Jul-22**

Distance

**0.82km****13 FESTIVAL STREET DIGGERS  
REST VIC 3427** 3  2  2

Sold Price

**\$550,000**

Sold Date

**25-Jun-22**

Distance

**1.33km****RS** = Recent sale**UN** = Undisclosed Sale

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