## 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

19 WHEAT STREET 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	\$665,000	&	\$695,000
Single Price	between	φοοο,υυυ	Č.	\$695,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$650,000	Prope	erty type		House	Suburb	Diggers Rest	
Period-from	01 Oct 2024	to	30 Sep 2	2025	Source		Cotality	

### 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
27 WHEAT STREET DIGGERS REST VIC 3427	\$720,000	04-Aug-25
13 DULCE STREET DIGGERS REST VIC 3427	\$675,000	30-Apr-25

#### 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.

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27 WHEAT STREET DIGGERS REST Sold Price VIC 3427

\$720,000 Sold Date 04-Aug-25

Distance

0.07km



**=** 4

13 DULCE STREET DIGGERS REST Sold Price VIC 3427

\$675,000 Sold Date 30-Apr-25

Distance 0.08km

**RS** = Recent sale

UN = Undisclosed Sale

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