pStatement of Information

Property offered for sale

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Address	
Including suburb and	21 Rynas Way Diggers Rest Vic 3/27

Including sub	urb and ostcode	•	nas Wa	ay Digge	ers Res	t Vic 342	7					
Indicative sel	lling pr	ice										
For the meaning	of this pr	ice se	e consu	ımer.vic	.gov.au	ı/underqu	otin	g (*Delete si	ingle pri	ce or range as	applicable)	
Sing	gle price	\$769,000			or range be		en			&		
Median sale p	orice											
Median price	\$725,000			Pro	Property type House				Suburb	Diggers Rest		
Period - From	May 202	24	to	April 2	025	Sou	rce	realeste.cor	m.au			

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 six 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
8 Rynas Way Diggers Rest	\$699,500	22/07/2025
13 Carroll Street Diggers Rest	\$715,000	17/07/2025
31 Madisons Avenue Diggers Rest	\$865,000	05/06/2025

This Statement of Information was prepared on:	03/08/2025

