

## 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

24 LIFESTYLE STREET 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

\$520,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Diggers Rest

Period-from

01 Aug 2023

to

31 Jul 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 41 FARM ROAD DIGGERS REST VIC 3427     | \$520,000 | 18-Apr-24 |
| 1 GLITTER ROAD DIGGERS REST VIC 3427   | \$538,000 | 23-Feb-24 |
| 9 PRIMULA STREET DIGGERS REST VIC 3427 | \$550,000 | 13-Apr-24 |

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: 07 August 2024



**41 FARM ROAD DIGGERS REST VIC 3427**

Sold Price

**\$520,000**

Sold Date

**18-Apr-24**

3

2

1

Distance

**0.67km**



**1 GLITTER ROAD DIGGERS REST VIC 3427**

Sold Price

**\$538,000**

Sold Date

**23-Feb-24**

3

1

-

Distance

**1.06km**



**9 PRIMULA STREET DIGGERS REST VIC 3427**

Sold Price

**\$550,000**

Sold Date

**13-Apr-24**

3

2

2

Distance

**1.43km**

RS = Recent sale

UN = Undisclosed Sale

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