

## 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 Festival Street 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

\$595,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$302,000

Property type

Land

Suburb

Diggers Rest

Period-from

01 Nov 2019

to

31 Oct 2020

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

7 Spearys Road Diggers Rest VIC 3427	\$599,950	27-Jul-20
15 Travellers Street Diggers Rest VIC 3427	\$615,000	18-Mar-20
20 Quartz Road Diggers Rest VIC 3427	\$635,000	18-Jul-20

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: 11 November 2020

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**7 Spearys Road Diggers Rest VIC 3427**

4 2 2

Sold Price

**\$599,950**

Sold Date

**27-Jul-20**

Distance

**0.5km**



**15 Travellers Street Diggers Rest VIC 3427**

- - -

Sold Price

**\$615,000**

Sold Date

**18-Mar-20**

Distance

**0.73km**



**20 Quartz Road Diggers Rest VIC 3427**

4 2 2

Sold Price

**\$635,000**

Sold Date

**18-Jul-20**

Distance

**0.78km**

RS = Recent sale

UN = Undisclosed Sale

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