

## 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

12 ROCKFERN CRESCENT 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

\$565,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$342,500

Property type

Land

Suburb

Diggers Rest

Period-from

01 Nov 2022

to

31 Oct 2023

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

2 ROCKFERN CRESCENT DIGGERS REST VIC 3427	\$600,000	25-Jul-23
23 ROCKFERN CRESCENT DIGGERS REST VIC 3427	\$570,000	28-Jul-23
37 FARM ROAD DIGGERS REST VIC 3427	\$506,000	17-Feb-23

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: 06 November 2023



**2 ROCKFERN CRESCENT DIGGERS REST VIC 3427**

 3  2  1

Sold Price **\$600,000** Sold Date **25-Jul-23**

Distance **0.08km**



**23 ROCKFERN CRESCENT DIGGERS REST VIC 3427**

 3  2  1

Sold Price **\$570,000** Sold Date **28-Jul-23**

Distance **0.08km**



**37 FARM ROAD DIGGERS REST VIC 3427**

 3  2  1

Sold Price **\$506,000** Sold Date **17-Feb-23**

Distance **0.11km**



**13 PEPPERCRESS STREET DIGGERS REST VIC 3427**

 3  2  1

Sold Price **\$515,000** Sold Date **30-May-23**

Distance **0.67km**



**4 EARHART STREET DIGGERS REST VIC 3427**

 3  2  1

Sold Price **\$569,000** Sold Date **22-Jun-23**

Distance **0.82km**

RS = Recent sale UN = Undisclosed Sale

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