

# 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

57 FARM ROAD 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

\$500,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Diggers Rest

Period-from

01 Jul 2023

to

30 Jun 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

51 CRADLE ROAD DIGGERS REST VIC 3427	\$550,000	29-May-24
9 PRIMULA STREET DIGGERS REST VIC 3427	\$550,000	13-Apr-24
41 FARM ROAD DIGGERS REST VIC 3427	\$520,000	18-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: 10 July 2024

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51 CRADLE ROAD DIGGERS REST  
VIC 3427

4 2 2

Sold Price

<sup>RS</sup> \$550,000

Sold Date 29-May-24

Distance 0.41km



9 PRIMULA STREET DIGGERS REST  
VIC 3427

3 2 2

Sold Price

\$550,000

Sold Date 13-Apr-24

Distance 1.11km



41 FARM ROAD DIGGERS REST VIC  
3427

3 2 1

Sold Price

\$520,000

Sold Date 18-Apr-24

Distance 0.09km



7 JONQUIL WALK DIGGERS REST  
VIC 3427

4 2 2

Sold Price

\$546,000

Sold Date 31-Jan-24

Distance 1.16km



35 LIME CRESCENT DIGGERS REST  
VIC 3427

3 2 1

Sold Price

\$525,000

Sold Date 13-Sep-23

Distance 1.18km



6 LINDBERGH BOULEVARD  
DIGGERS REST VIC 3427

3 2 -

Sold Price

\$535,000

Sold Date 14-Sep-23

Distance 0.87km

RS = Recent sale

UN = Undisclosed Sale

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