

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

39 Festival Street, Diggers Rest, VIC 3427

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$495,000

&

\$520,000

Median sale price

Median price

\$670,000

Property Type

House

Suburb

Sunbury (3429)

Period - From

01/02/2024

to

31/01/2025

Source

RP Data

Comparable property sales

A These are two 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
3 ABODE PLACE, DIGGERS REST VIC 3427	\$535,000	22/11/2024
33 FESTIVAL STREET, DIGGERS REST VIC 3427	\$490,000	20/01/2025

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 six months.

This Statement of Information was prepared on:

27/02/2025