

## 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

17 Wasim Circuit Rockbank VIC 3335

### 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

\$345,500

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$275,000

Property type

Land

Suburb

Rockbank

Period-from

01 Jun 2020

to

31 May 2021

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

9 Khan Street Rockbank VIC 3335	\$325,000	02-Mar-21
41 Fuchsia Drive Rockbank VIC 3335	\$310,000	20-Jan-21
39 Heath Avenue Rockbank VIC 3335	\$330,000	11-May-21

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: 03 June 2021


**9 Khan Street Rockbank VIC 3335**

Sold Price

**\$325,000**

Sold Date

**02-Mar-21**


Distance

**0.42km**

**41 Fuchsia Drive Rockbank VIC 3335**

Sold Price

**\$310,000**

Sold Date

**20-Jan-21**


Distance

**0.92km**

**39 Heath Avenue Rockbank VIC 3335**

Sold Price

**\$330,000**

Sold Date

**11-May-21**


Distance

**1.16km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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