

## 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

6 HARWICH STREET ROCKBANK VIC 3335

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Rockbank

Period-from

01 Feb 2023

to

31 Jan 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

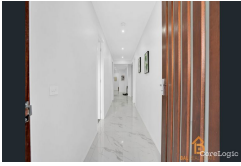
|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 12 HARWICH STREET ROCKBANK VIC 3335  | \$740,000 | 21-Feb-24 |
| 3 TRONDHEIM STREET ROCKBANK VIC 3335 | \$689,000 | 08-Nov-23 |
| 7 PAWLING STREET ROCKBANK VIC 3335   | \$690,000 | 21-Sep-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: 23 February 2024

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**12 HARWICH STREET ROCKBANK  
 VIC 3335**

Sold Price

<sup>RS</sup>

**\$740,000**

Sold Date

**21-Feb-24**



4



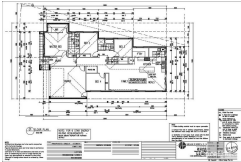
2



2

Distance

**0.04km**



**3 TRONDHEIM STREET ROCKBANK  
 VIC 3335**

Sold Price

**\$689,000**

Sold Date

**08-Nov-23**



4



2



2

Distance

**0.11km**



**7 PAWLING STREET ROCKBANK  
 VIC 3335**

Sold Price

**\$690,000**

Sold Date

**21-Sep-23**



4



2



2

Distance

**0.2km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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