

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

LOT 1325 INNOVATION AVENUE ROCKBANK VIC 3335

Indicative selling price

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

Single Price

or range
between

\$589,000

&

\$629,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Rockbank

Period-from

01 Oct 2023

to

30 Sep 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

8 KERALA STREET ROCKBANK VIC 3335	\$625,000	04-Sep-24
LOT 1330 INNOVATION AVENUE ROCKBANK VIC 3335	\$600,000	25-May-24
3 FICUS WAY ROCKBANK VIC 3335	\$590,000	20-Jun-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.~~

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8 KERALA STREET ROCKBANK VIC 3335 Sold Price **\$625,000** Sold Date **04-Sep-24**

4 2 2

Distance **0.17km**



LOT 1330 INNOVATION AVENUE ROCKBANK VIC 3335 Sold Price **\$600,000** Sold Date **25-May-24**

4 - -

Distance **0.05km**



3 FICUS WAY ROCKBANK VIC 3335 Sold Price **\$590,000** Sold Date **20-Jun-24**

4 2 -

Distance **0.94km**

RS = Recent sale UN = Undisclosed Sale

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