

## 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

41 WESTBURY AVENUE 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

or range  
between

\$550,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$317,000

Property type

Land

Suburb

Rockbank

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

63 GREENPOINT DRIVE ROCKBANK VIC 3335	\$535,000	23-Apr-24
32 VIOLA DRIVE ROCKBANK VIC 3335	\$540,000	26-Feb-24
102 FUCHSIA DRIVE ROCKBANK VIC 3335	\$550,000	08-Nov-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: 01 July 2024

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**63 GREENPOINT DRIVE  
 ROCKBANK VIC 3335**

 3  2  1

Sold Price **\$535,000** Sold Date **23-Apr-24**

Distance **0.49km**



**32 VIOLA DRIVE ROCKBANK VIC  
 3335**

 3  2  2

Sold Price **\$540,000** Sold Date **26-Feb-24**

Distance **0.8km**



**102 FUCHSIA DRIVE ROCKBANK  
 VIC 3335**

 3  2  2

Sold Price **\$550,000** Sold Date **08-Nov-23**

Distance **0.6km**

RS = Recent sale      UN = Undisclosed Sale

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