

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

7 SOCRATES WAY 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

House

Suburb

Rockbank

Period-from

01 Feb 2024

to

31 Jan 2025

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

7 LEONID DRIVE ROCKBANK VIC 3335	\$535,000	27-Aug-24
12 SOCRATES WAY ROCKBANK VIC 3335	\$530,000	12-Sep-24
5 STEWART CRESCENT ROCKBANK VIC 3335	\$510,000	12-Jul-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.~~

This Statement of Information was prepared on: 05 February 2025



7 LEONID DRIVE ROCKBANK VIC 3335

 3  1  2

Sold Price **\$535,000** Sold Date **27-Aug-24**

Distance **0.22km**



12 SOCRATES WAY ROCKBANK VIC 3335

 3  1  -

Sold Price **\$530,000** Sold Date **12-Sep-24**

Distance **0.05km**



5 STEWART CRESCENT ROCKBANK VIC 3335

 3  1  4

Sold Price **\$510,000** Sold Date **12-Jul-24**

Distance **0.62km**

RS = Recent sale UN = Undisclosed Sale

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