

5.1KM

MARSH
4.9KM

TOWN
5.9KM

ARY
8KM

ROCKBANK PRIMARY
SCHOOL 3.3KM

DEANSIDE
KINDERGARTEN 8.1KM

DEANSIDE PRIMARY
SCHOOL 8.5KM

ASPIRE CHILDCARE CENTRE
DEANSIDE VILLAGE 8.5KM

8 REDWOOD DR,
ROCKBANK

STATEMENT OF INFORMATION

8 REDWOOD DRIVE, ROCKBANK, VIC 3335

PREPARED BY SANDY GHANGHAS, 361 DEGREES REAL ESTATE

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

8 REDWOOD DRIVE, ROCKBANK, VIC 3335

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$370,000 to \$400,000

Median sale price

Median price

\$309,000

Property type

Vacant Land

Suburb

ROCKBANK

Period

01 January 2024 to 31 December 2024

Source

 pricfinder

Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property

Price

Date of sale

12 REDWOOD DR, ROCKBANK, VIC 3335

\$376,000

26/09/2024

This Statement of Information was prepared on:

12/02/2025