

## 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 1333, INNOVATION 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

\$279,000

&

\$289,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$295,000

Property type

Land

Suburb

Rockbank

Period-from

01 Nov 2021

to

31 Oct 2022

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

5 DUNDALK WAY ROCKBANK VIC 3335	\$300,000	17-Oct-22
3 WEXFORD WAY ROCKBANK VIC 3335	\$317,000	28-Jun-22
4 CARLA MEWS TRUGANINA VIC 3029	\$310,000	07-Jun-22

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: 03 November 2022