

## 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

6 CLOVER DRIVE 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

\$305,000

&

\$310,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

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 THORNY STREET ROCKBANK VIC 3335	\$350,000	20-Dec-24
20 VELVET AVENUE ROCKBANK VIC 3335	\$328,000	04-Mar-24
16 SHERRY CIRCUIT FRASER RISE VIC 3336	\$355,000	15-Feb-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: 19 February 2025



**7 THORNY STREET ROCKBANK VIC 3335** Sold Price **\$350,000** Sold Date **20-Dec-24**

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Distance **1.45km**



**20 VELVET AVENUE ROCKBANK VIC 3335** Sold Price **\$328,000** Sold Date **04-Mar-24**

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Distance **1.58km**



**16 SHERRY CIRCUIT FRASER RISE VIC 3336** Sold Price **\$355,000** Sold Date **15-Feb-24**

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Distance **1.72km**

RS = Recent sale

UN = Undisclosed Sale

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