

## 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

16 HARWICH STREET 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

\$400,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Rockbank

Period-from

01 Mar 2023

to

29 Feb 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

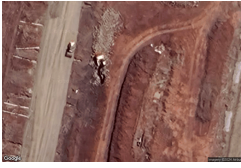
Date of sale

LOT 1339 INNOVATION AVENUE ROCKBANK VIC 3335	\$260,000	14-Nov-23
2 BRIDGEFIELD PARKWAY ROCKBANK VIC 3335	\$490,000	11-Nov-23
16 MEADOWBANK GROVE ROCKBANK VIC 3335	\$499,000	31-Oct-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: 04 March 2024


**LOT 1339 INNOVATION AVENUE  
ROCKBANK VIC 3335**
 -  -  -

**Sold Price \$260,000 Sold Date 14-Nov-23**
**Distance 2.98km**

**2 BRIDGEFIELD PARKWAY  
ROCKBANK VIC 3335**
 -  -  -

**Sold Price \$490,000 Sold Date 11-Nov-23**
**Distance 1.73km**

**16 MEADOWBANK GROVE  
ROCKBANK VIC 3335**
 -  -  -

**Sold Price \$499,000 Sold Date 31-Oct-23**
**Distance 1.9km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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