

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

4 HONEYDEW 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

\$640,000

&

\$655,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Rockbank

Period-from

01 Oct 2023

to

30 Sep 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

5 AMAYA WAY ROCKBANK VIC 3335	\$632,000	02-May-24
7 ALLIANCE GROVE ROCKBANK VIC 3335	\$650,000	22-Jul-24
1 ALLIANCE GROVE ROCKBANK VIC 3335	\$635,000	12-Aug-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: 28 October 2024



5 AMAYA WAY ROCKBANK VIC 3335

4 3 2

Sold Price

\$632,000

Sold Date **02-May-24**

Distance

0.14km



7 ALLIANCE GROVE ROCKBANK VIC 3335

4 2 2

Sold Price

\$650,000

Sold Date **22-Jul-24**

Distance

0.14km



1 ALLIANCE GROVE ROCKBANK VIC 3335

4 2 2

Sold Price

\$635,000

Sold Date **12-Aug-24**

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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