

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

9 Carnation Drive 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$270,000

Property type

Land

Suburb

Rockbank

Period-from

01 Sep 2019

to

31 Aug 2020

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

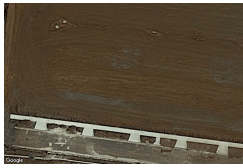
Date of sale

5 Meadowbank Grove Rockbank VIC 3335	\$381,000	09-Dec-19
40 Featherwood Drive Aintree VIC 3336	\$395,000	03-Feb-20

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: 02 September 2020



**5 Meadowbank Grove Rockbank
VIC 3335**

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Sold Price

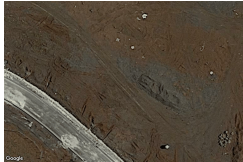
\$381,000

Sold Date

09-Dec-19

Distance

0.28km



**40 Featherwood Drive Aintree VIC
3336**

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Sold Price

\$395,000

Sold Date

03-Feb-20

Distance

1.9km

RS = Recent sale

UN = Undisclosed Sale

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