

## 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

26 Equity 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

\$530,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$304,500

Property type

Land

Suburb

Rockbank

Period-from

01 Nov 2020

to

31 Oct 2021

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 24 Noble Road Rockbank VIC 3335      | \$550,000 | 09-Oct-20 |
| 13 Westcott Parade Rockbank VIC 3335 | \$575,000 | 03-May-21 |
|                                      |           |           |

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: 23 November 2021



**24 Noble Road Rockbank VIC 3335** Sold Price **\$550,000** Sold Date **09-Oct-20**

 3  2  2

Distance **0.07km**



**13 Westcott Parade Rockbank VIC 3335** Sold Price **\$575,000** Sold Date **03-May-21**

 3  2  2

Distance **0.78km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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