

## 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

7 INNOVATION AVENUE 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$627,500

Property type

House

Suburb

Rockbank

Period-from

01 Jan 2024

to

31 Dec 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

|  |           |           |
|--|-----------|-----------|
| 19 HEATH AVENUE ROCKBANK VIC 3335      | \$520,000 | 09-Nov-24 |
| 17 HADLEE STREET ROCKBANK VIC 3335     | \$530,000 | 25-Sep-24 |
| LOT 1389 DELHI GROVE ROCKBANK VIC 3335 | \$589,000 | 31-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 January 2025

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**19 HEATH AVENUE ROCKBANK VIC 3335**

3 2 1

Sold Price **\$520,000** Sold Date **09-Nov-24**

Distance **0.57km**



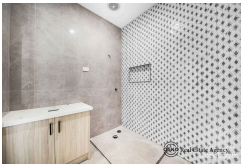
**17 HADLEE STREET ROCKBANK VIC 3335**

3 2 1

Sold Price

**\$530,000** Sold Date **25-Sep-24**

Distance **1.47km**



**LOT 1389 DELHI GROVE ROCKBANK VIC 3335**

3 2 1

Sold Price

**\$589,000** Sold Date **31-Aug-24**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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