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

25 Ambition Street 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	\$530,000	&	\$540,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$497,500	Prop	erty type		House	Suburb	Rockbank
Period-from	01 Jan 2021	to	31 Dec 2	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
23 Alliance Grove Rockbank VIC 3335	\$530,000	06-Oct-21
21 Alliance Grove Rockbank VIC 3335	\$536,000	11-Oct-21
50 Clover Drive Rockbank VIC 3335	\$465,000	29-Oct-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: 10 January 2022

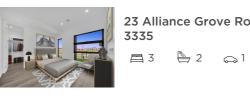


consumer.vic.gov.au



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23 Alliance Grove Rockbank VIC 3335	Sold Price	\$530,000	Sold Date	06-Oct-21
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21 Alliance Grove Rockbank VIC 3335		Sold Price	\$536,000 Sold Date	11-Oct-21	
₿3	2 🚔	⊜ 1		Distance	0.7km

	50 Clover Drive Rockbank VIC 3335 Sold Price		^{RS} \$465,000 Sold Dat	e 29-Oct-21
	酉 3	2	⇔1	Distance

RS = Recent sale UN = Undisclosed Sale

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