

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

6 PLUME TERRACE 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

\$565,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Rockbank

Period-from

01 Sep 2023

to

31 Aug 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 SEDATE DRIVE ROCKBANK VIC 3335	\$615,000	03-Mar-24
17 LIGHTSVIEW BOULEVARD ROCKBANK VIC 3335	\$575,000	13-Mar-24
28 RESTFUL WAY ROCKBANK VIC 3335	\$564,000	17-Jul-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: 04 September 2024

Taney Jain

P 0433 465 431

M 0433 465 431

E taneyjain@mcgrath.com.au



5 SEDATE DRIVE ROCKBANK VIC 3335

3 2 2

Sold Price

\$615,000

Sold Date

03-Mar-24

Distance

0.69km



**17 LIGHTSVUE BOULEVARD
ROCKBANK VIC 3335**

3 2 2

Sold Price

\$575,000

Sold Date

13-Mar-24

Distance

0.93km



28 RESTFUL WAY ROCKBANK VIC 3335

3 2 2

Sold Price

^{RS} **\$564,000**

Sold Date

17-Jul-24

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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