

## 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

31 Waugh 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

\$239,000

&

\$249,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$270,000

Property type

Land

Suburb

Rockbank

Period-from

01 Jul 2019

to

30 Jun 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

7 Khan Street Rockbank VIC 3335	\$233,000	15-Mar-20
8 Waugh Street Rockbank VIC 3335	\$230,000	28-Jan-20
37 Kohli Crescent Rockbank VIC 3335	\$225,000	16-Apr-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: 20 July 2020