

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

4 MONDO 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Rockbank

Period-from

01 Mar 2022

to

28 Feb 2023

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

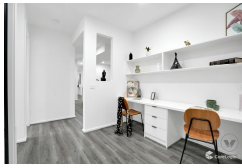
Date of sale

23 SEDATE DRIVE ROCKBANK VIC 3335	\$700,000	10-Dec-22
104 RESTFUL WAY ROCKBANK VIC 3335	\$750,000	15-Nov-22
3 KOHLI CRESCENT ROCKBANK VIC 3335	\$690,000	12-Dec-22

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 March 2023



23 SEDATE DRIVE ROCKBANK VIC 3335 Sold Price **\$700,000** Sold Date **10-Dec-22**

 4  2  2

Distance **0.2km**



104 RESTFUL WAY ROCKBANK VIC 3335 Sold Price **\$750,000** Sold Date **15-Nov-22**

 4  2  2

Distance **0.3km**



3 KOHLI CRESCENT ROCKBANK VIC 3335 Sold Price **\$690,000** Sold Date **12-Dec-22**

 4  3  2

Distance **0.75km**

RS = Recent sale **UN** = Undisclosed Sale

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