

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 HONEYDEW WAY 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

\$265,000

&

\$285,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$313,000

Property type

Land

Suburb

Rockbank

Period-from

01 Jul 2021

to

30 Jun 2022

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 ALLIANCE GROVE ROCKBANK VIC 3335	\$274,000	08-Feb-22
57 LORIKEET CIRCUIT ROCKBANK VIC 3335	\$285,000	31-May-22
11 MCLEAN STREET THORNHILL PARK VIC 3335	\$275,000	31-Mar-22

OR

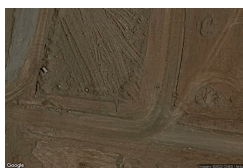
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 13 July 2022

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**7 ALLIANCE GROVE ROCKBANK
VIC 3335**

Sold Price

\$274,000

Sold Date

08-Feb-22

4 2 -

Distance

0.14km



**57 LORIKEET CIRCUIT ROCKBANK
VIC 3335**

Sold Price

\$285,000

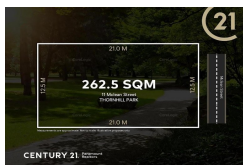
Sold Date

31-May-22

- - -

Distance

1.04km



**11 MCLEAN STREET THORNHILL
PARK VIC 3335**

Sold Price

\$275,000

Sold Date

31-Mar-22

3 2 -

Distance

3.16km

RS = Recent sale

UN = Undisclosed Sale

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