

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

8 Troups Road 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

\$314,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$424,000

Property type

House

Suburb

Rockbank

Period-from

01 Feb 2020

to

31 Jan 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

49 Hemingway Drive Rockbank VIC 3335	\$312,000	26-Nov-20
9 Rimmington Way Rockbank VIC 3335	\$312,000	16-Nov-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: 18 February 2021

Johny Sachdev

M 0434108564

E johny@realestateraja.com.au



49 Hemingway Drive Rockbank VIC 3335

Sold Price

\$312,000

Sold Date **26-Nov-20**

4 2 -

Distance **0.48km**



9 Rimmington Way Rockbank VIC 3335

Sold Price

Sold Date **16-Nov-20**

4 2 -

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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