





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



72 BLUEBOTTLE PARADE, ROCKBANK, 🕮 - 🕒 -







Indicative Selling Price

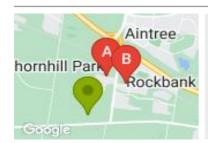
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$315,000 to \$345,000

Provided by: Anand Lohchab, Bloom Estate Agents

MEDIAN SALE PRICE



ROCKBANK, VIC, 3335

Suburb Median Sale Price (Vacant Land)

\$365,000

01 October 2023 to 31 December 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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 six months.



20 AKRAM WAY, ROCKBANK, VIC 3335







Sale Price

\$229,000

Sale Date: 14/09/2023

Distance from Property: 1.2km





12 PRIMROSE AVE, ROCKBANK, VIC 3335







Sale Price

\$240,000

Sale Date: 09/01/2024

Distance from Property: 1.3km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

Property offered for sale

	Address
Including	suburb and
	postcode

72 BLUEBOTTLE PARADE, ROCKBANK, VIC 3335

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underguoting

Price Range: \$315,000 to \$345,000

Median sale price

Median price	\$365,000	Property type	Vacant Land	Suburb	ROCKBANK
Period	01 October 2023 to 31 December 2023		Source	t	oricefinder

Comparable property sales

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 six months.

Address of comparable property	Price	Date of sale
20 AKRAM WAY, ROCKBANK, VIC 3335	\$229,000	14/09/2023
12 PRIMROSE AVE, ROCKBANK, VIC 3335	\$240,000	09/01/2024

This Statement of Information was prepared on:

15/03/2024

