

## 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

16 AKTHAR AVENUE 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

\$599,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$627,500

Property type

House

Suburb

Rockbank

Period-from

01 Feb 2024

to

31 Jan 2025

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

6 DERRIMUT STREET ROCKBANK VIC 3335	\$625,000	20-Aug-24
11 BELLVIEW DRIVE ROCKBANK VIC 3335	\$600,000	17-Sep-24

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.

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Ned Nikolic  
P 03 9746 6000  
M 0401 284 479  
E nnikolic@barryplant.com.au



**6 DERRIMUT STREET ROCKBANK  
VIC 3335**

 3  2  2

Sold Price **\$625,000** Sold Date **20-Aug-24**

Distance **1.34km**



**11 BELLVIEW DRIVE ROCKBANK  
VIC 3335**

 3  2  2

Sold Price **\$600,000** Sold Date **17-Sep-24**

Distance **1.8km**

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

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