

## 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

48 CLOVER DRIVE 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

\$479,999

or range  
between

&

### 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

7 LEONID DRIVE ROCKBANK VIC 3335	\$535,000	27-Aug-24
19 HEATH AVENUE ROCKBANK VIC 3335	\$520,000	09-Nov-24
17 HADLEE STREET ROCKBANK VIC 3335	\$530,000	25-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.~~

This Statement of Information was prepared on: 03 February 2025



**7 LEONID DRIVE ROCKBANK VIC 3335**

Sold Price

**\$535,000**

Sold Date **27-Aug-24**

3 1 2

Distance **0.37km**



**19 HEATH AVENUE ROCKBANK VIC 3335**

Sold Price

**\$520,000**

Sold Date **09-Nov-24**

3 2 1

Distance **0.36km**



**17 HADLEE STREET ROCKBANK VIC 3335**

Sold Price

**\$530,000**

Sold Date **25-Sep-24**

3 2 1

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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