

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

9 DESAILLY PARADE 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Rockbank

Period-from

01 Sep 2023

to

31 Aug 2024

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 LORIKEET CIRCUIT ROCKBANK VIC 3335	\$410,000	04-Mar-24
10 TRELIS GROVE ROCKBANK VIC 3335	\$459,000	04-Apr-24
5 DARKE BOULEVARD ROCKBANK VIC 3335	\$389,000	02-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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7 LORIKEET CIRCUIT ROCKBANK VIC 3335

Sold Price

\$410,000

Sold Date **04-Mar-24**

4 2 -

Distance **1.5km**



10 TRELIS GROVE ROCKBANK VIC 3335

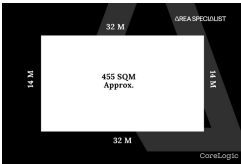
Sold Price

\$459,000

Sold Date **04-Apr-24**

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Distance **1.8km**



5 DARKE BOULEVARD ROCKBANK VIC 3335

Sold Price

^{RS} **\$389,000**

Sold Date **02-Sep-24**

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Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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