

## 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

11 DECOCO ROAD ROCKBANK VIC 3335

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$645,000

&

\$665,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Rockbank

Period-from

01 Aug 2023

to

31 Jul 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

|  |           |           |
|--|-----------|-----------|
| 9 COOPWORTH WAY ROCKBANK VIC 3335      | \$649,000 | 07-Mar-24 |
| 16 WENSLEYDALE DRIVE ROCKBANK VIC 3335 | \$645,000 | 05-Mar-24 |
| 16 AZALEA WAY ROCKBANK VIC 3335        | \$650,000 | 12-Aug-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: 29 August 2024



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**9 COOPWORTH WAY ROCKBANK  
VIC 3335**

4 3 2

Sold Price

**\$649,000**

Sold Date

**07-Mar-24**

Distance

**1.23km**



**16 WENSLEYDALE DRIVE  
ROCKBANK VIC 3335**

4 2 2

Sold Price

**\$645,000**

Sold Date

**05-Mar-24**

Distance

**1.27km**



**16 AZALEA WAY ROCKBANK VIC  
3335**

4 2 2

Sold Price

<sup>RS</sup> **\$650,000**

Sold Date

**12-Aug-24**

Distance

**1.1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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