

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

7 HARRIS STREET 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

\$515,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Rockbank

Period-from

01 Mar 2023

to

29 Feb 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

4 BRADFORD STREET ROCKBANK VIC 3335	\$535,000	08-Feb-24
6 JIREN STREET THORNHILL PARK VIC 3335	\$560,000	19-Sep-22
5 WARREN STREET THORNHILL PARK VIC 3335	\$546,000	28-Jul-23

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: 06 March 2024



4 BRADFORD STREET ROCKBANK VIC 3335

Sold Price

RS

\$535,000

Sold Date

08-Feb-24



3



2



1

Distance

0.05km



6 JIREN STREET THORNHILL PARK VIC 3335

Sold Price

\$560,000

Sold Date

19-Sep-22



3



2



1

Distance

0.45km



5 WARREN STREET THORNHILL PARK VIC 3335

Sold Price

\$546,000

Sold Date

28-Jul-23



3



2



1

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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