

## 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

39 HEATH 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

\$715,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Rockbank

Period-from

01 Oct 2023

to

30 Sep 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

31 HEATH AVENUE ROCKBANK VIC 3335	\$725,000	06-Sep-24
15 WENSLEYDALE DRIVE ROCKBANK VIC 3335	\$749,000	15-May-24
6 GOLDSTONE GROVE AINTREE VIC 3336	\$747,000	08-Oct-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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**31 HEATH AVENUE ROCKBANK VIC 3335** Sold Price **\$725,000** Sold Date **06-Sep-24**

4 2 2

Distance **0.09km**



**15 WENSLEYDALE DRIVE ROCKBANK VIC 3335** Sold Price **\$749,000** Sold Date **15-May-24**

4 2 2

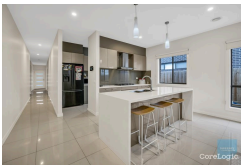
Distance **0.76km**



**6 GOLDSTONE GROVE AINTREE VIC 3336** Sold Price <sup>RS</sup> **\$747,000** Sold Date **08-Oct-24**

4 2 2

Distance **1.2km**



**105 PIONEER DRIVE AINTREE VIC 3336** Sold Price **\$725,000** Sold Date **13-Jun-24**

4 2 2

Distance **1.23km**

RS = Recent sale      UN = Undisclosed Sale

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