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

49 WESTCOTT PARADE ROCKBANK VIC 3335

Indicative selling price

Period-from

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

Single Price	or rang betwee	/ あつなし ししし	&	\$590,000				
Median sale price (*Delete house or unit as applicable)								
Median Price	\$633,500	Property type	House	Suburb	Rockbank			

31 Oct 2024

Comparable property sales (*Delete A or B below as applicable)

01 Nov 2023

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.

to

Address of comparable property	Price	Date of sale	
15 STEWART CRESCENT ROCKBANK VIC 3335	\$560,000	22-Aug-24	
7 LEONID DRIVE ROCKBANK VIC 3335	\$535,000	27-Aug-24	
65 WESTCOTT PARADE ROCKBANK VIC 3335	\$561,000	03-Feb-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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Source



Corelogic

consumer.vic.gov.au

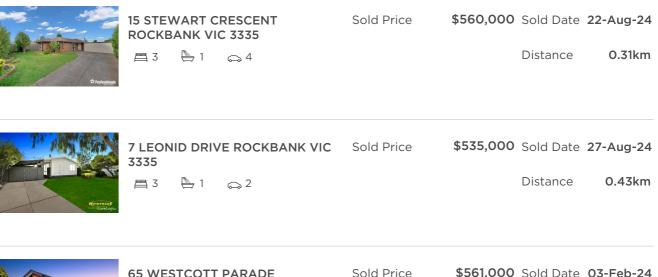


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65 WESTCOTT PARADE ROCKBANK VIC 3335			Sold Price	old Price \$561,000		03-Feb-24	
						Distance	0.12km

RS = Recent sale UN = Undisclosed Sale

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