

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

1 CADDEN CLOSE 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

\$380,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Rockbank

Period-from

01 Apr 2023

to

31 Mar 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

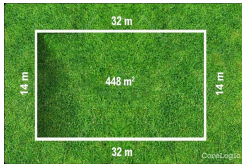
Date of sale

16 TRELIS GROVE ROCKBANK VIC 3335	\$380,500	25-May-23
94 FUCHSIA DRIVE ROCKBANK VIC 3335	\$365,000	04-Mar-24
8 RUSH STREET AINTREE VIC 3336	\$465,000	01-Feb-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: 04 April 2024



16 TRELLIS GROVE ROCKBANK VIC 3335 Sold Price

\$380,500 Sold Date **25-May-23**

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Distance **1.94km**



94 FUCHSIA DRIVE ROCKBANK VIC 3335 Sold Price

^{RS} **\$365,000** Sold Date **04-Mar-24**

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 -
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Distance **1.76km**



8 RUSH STREET AINTREE VIC 3336 Sold Price

\$465,000 Sold Date **01-Feb-23**

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Distance **2.37km**

RS = Recent sale

UN = Undisclosed Sale

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