

## 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

LOT 1384 DELHI GROVE 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

\$620,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Rockbank

Period-from

01 Jul 2023

to

30 Jun 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| LOT 1337 INNOVATION AVENUE ROCKBANK VIC 3335 | \$650,000 | 07-Mar-24 |
| 16 WENSLEYDALE DRIVE ROCKBANK VIC 3335       | \$645,000 | 05-Mar-24 |
| 8 DERRIMUT STREET ROCKBANK VIC 3335          | \$690,000 | 20-May-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: 25 July 2024



**LOT 1337 INNOVATION AVENUE  
ROCKBANK VIC 3335**

4 2 2

Sold Price **\$650,000** Sold Date **07-Mar-24**

Distance **0.07km**



**16 WENSLEYDALE DRIVE  
ROCKBANK VIC 3335**

4 2 2

Sold Price **\$645,000** Sold Date **05-Mar-24**

Distance **0.84km**



**8 DERRIMUT STREET ROCKBANK  
VIC 3335**

4 2 2

Sold Price **\$690,000** Sold Date **20-May-24**

Distance **0.52km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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