

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 6 Nash Boulevard, Rockbank, 3335

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$600,000 & \$660,000

Median sale price

Median price \$ 582,750 Property type House Suburb Rockbank

Period - From 1/03/2021 to 1/08/2021 Source Oliver Hume

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 43 Stewart Crescent, Rockbank, Vic 3335	\$ 665,000	08/06/2021
2 5 Distinctive Drive, Rockbank, Vic 3335	\$ 660,000	23/04/2021
3 16 Claremont Avenue, Rockbank, Vic 3335	\$ 663,000	14/03/2021

This Statement of Information was prepared on: 06 Aug 2021