

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

7 INNOVATION AVENUE 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

\$529,000

&

\$579,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Rockbank

Period-from

01 Sep 2023

to

31 Aug 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

9 INNOVATION AVENUE ROCKBANK VIC 3335	\$530,000	13-Jun-24
63 GREENPOINT DRIVE ROCKBANK VIC 3335	\$535,000	23-Apr-24
28 RESTFUL WAY ROCKBANK VIC 3335	\$564,000	28-Jun-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: 18 September 2024

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9 INNOVATION AVENUE ROCKBANK VIC 3335

3 2 1

Sold Price **\$530,000** Sold Date **13-Jun-24**

Distance **0.01km**



63 GREENPOINT DRIVE ROCKBANK VIC 3335

3 2 1

Sold Price **\$535,000** Sold Date **23-Apr-24**

Distance **0.49km**



28 RESTFUL WAY ROCKBANK VIC 3335

3 2 2

Sold Price **\$564,000** Sold Date **28-Jun-24**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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