

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

45 LISTOWEL GROVE 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

\$245,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$305,000

Property type

Land

Suburb

Rockbank

Period-from

01 May 2021

to

30 Apr 2022

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

20 VIOLA DRIVE ROCKBANK VIC 3335	\$240,000	03-Feb-22
29 LORIKEET CIRCUIT ROCKBANK VIC 3335	\$275,000	03-Mar-22
13 DERRIMUT STREET ROCKBANK VIC 3335	\$260,000	15-Mar-22

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: 11 May 2022



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20 VIOLA DRIVE ROCKBANK VIC 3335

Sold Price

\$240,000

Sold Date

03-Feb-22

- - -

Distance

0.59km



29 LORIKEET CIRCUIT ROCKBANK VIC 3335

Sold Price

\$275,000

Sold Date

03-Mar-22

4 2 -

Distance

0.71km



13 DERRIMUT STREET ROCKBANK VIC 3335

Sold Price

\$260,000

Sold Date

15-Mar-22

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Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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