

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

6 CLOVER DRIVE 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

\$320,000

or range
between

&

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

9 WEXFORD WAY ROCKBANK VIC 3335	\$370,000	15-Mar-23
20 VELVET AVENUE ROCKBANK VIC 3335	\$328,000	04-Mar-24
5 FIGTREE ROAD DEANSIDE VIC 3336	\$378,000	14-Apr-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: 10 July 2024



9 WEXFORD WAY ROCKBANK VIC 3335 Sold Price **\$370,000** Sold Date **15-Mar-23**

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Distance **0.9km**



20 VELVET AVENUE ROCKBANK VIC 3335 Sold Price **\$328,000** Sold Date **04-Mar-24**

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Distance **1.58km**



5 FIGTREE ROAD DEANSIDE VIC 3336 Sold Price **\$378,000** Sold Date **14-Apr-24**

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Distance **2.22km**

RS = Recent sale

UN = Undisclosed Sale

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