

## 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 1342 INNOVATION AVENUE ROCKBANK VIC 3335

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Other

Suburb

Rockbank

Period-from

01 Dec 2023

to

30 Nov 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 1338 INNOVATION AVENUE ROCKBANK VIC 3335	\$665,000	19-Jun-24
7 ALLIANCE GROVE ROCKBANK VIC 3335	\$650,000	22-Jul-24
5 DESAILLY PARADE ROCKBANK VIC 3335	\$650,000	21-Aug-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 December 2024



**LOT 1338 INNOVATION AVENUE  
ROCKBANK VIC 3335**

 4  2  2

Sold Price **\$665,000** Sold Date **19-Jun-24**

Distance **0.04km**



**7 ALLIANCE GROVE ROCKBANK  
VIC 3335**

 4  2  2

Sold Price **\$650,000** Sold Date **22-Jul-24**

Distance **0.93km**



**5 DESAILLY PARADE ROCKBANK  
VIC 3335**

 4  2  2

Sold Price Sold Date **21-Aug-24**

Distance **1.95km**

RS = Recent sale UN = Undisclosed Sale

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