

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

1238 LEAKES ROAD 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Rockbank

Period-from

01 Mar 2024

to

28 Feb 2025

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

22 MIANDAD STREET ROCKBANK VIC 3335	\$710,000	14-May-24
24 CARNATION DRIVE ROCKBANK VIC 3335	\$725,000	26-Apr-24
31 HEATH AVENUE ROCKBANK VIC 3335	\$725,000	06-Sep-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.~~

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22 MIANDAD STREET ROCKBANK VIC 3335

Sold Price **\$710,000** Sold Date **14-May-24**

 4  2  2

Distance **0.47km**



24 CARNATION DRIVE ROCKBANK VIC 3335

Sold Price **\$725,000** Sold Date **26-Apr-24**

 4  2  2

Distance **0.51km**



31 HEATH AVENUE ROCKBANK VIC 3335

Sold Price Sold Date **06-Sep-24**

 4  2  2

Distance **0.51km**

RS = Recent sale **UN** = Undisclosed Sale

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