

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

1332 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

\$330,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$316,000

Property type

Land

Suburb

Rockbank

Period-from

01 Apr 2024

to

31 Mar 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

3 SEDATE DRIVE ROCKBANK VIC 3335	\$350,000	17-Apr-24
34 TENDULKAR DRIVE ROCKBANK VIC 3335	\$325,000	22-Nov-24
15 STARTHISTLE APPROACH ROCKBANK VIC 3335	\$310,000	30-Jul-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 April 2025



3 SEDATE DRIVE ROCKBANK VIC 3335

4 2 2

Sold Price

\$350,000

Sold Date

17-Apr-24

Distance

0.13km



34 TENDULKAR DRIVE ROCKBANK VIC 3335

- - -

Sold Price

\$325,000

Sold Date

22-Nov-24

Distance

0.41km



15 STARTHISTLE APPROACH ROCKBANK VIC 3335

4 3 2

Sold Price

\$310,000

Sold Date

30-Jul-24

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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