

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 TRELIS 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

or range
between

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$295,000

Property type

Land

Suburb

Rockbank

Period-from

01 Dec 2021

to

30 Nov 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

2 ROOSEVELT DRIVE ROCKBANK VIC 3335	\$405,000	06-Apr-22
27 NASH BOULEVARD ROCKBANK VIC 3335	\$380,000	17-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.

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**2 ROOSEVELT DRIVE ROCKBANK
VIC 3335**

Sold Price **\$405,000** Sold Date **06-Apr-22**

5 4 -

Distance **0.8km**



**27 NASH BOULEVARD ROCKBANK
VIC 3335**

Sold Price **\$380,000** Sold Date **17-Mar-22**

4 2 -

Distance **1.4km**

RS = Recent sale UN = Undisclosed Sale

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