

## 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

2279-2283 WESTERN HIGHWAY 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

\$369,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$355,000

Property type

Land

Suburb

Rockbank

Period-from

01 Jan 2023

to

31 Dec 2023

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

33 MORNINGSIDE DRIVE THORNHILL PARK VIC 3335	\$310,000	02-Jun-23
9 HARRIS STREET ROCKBANK VIC 3335	\$330,000	13-Sep-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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**33 MORNINGSIDE DRIVE  
THORNHILL PARK VIC 3335**

Sold Price **\$310,000** Sold Date **02-Jun-23**

 -  -  -

Distance **0.79km**



**9 HARRIS STREET ROCKBANK VIC  
3335**

Sold Price **\$330,000** Sold Date **13-Sep-22**

 4  2  -

Distance **0.39km**

RS = Recent sale      UN = Undisclosed Sale

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