

## 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

8 CYNARA ROAD 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

\$340,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$345,000

Property type

Land

Suburb

Rockbank

Period-from

01 Nov 2022

to

31 Oct 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

9 WEXFORD WAY ROCKBANK VIC 3335	\$370,000	15-Mar-23
61 DANDELION CRESCENT ROCKBANK VIC 3335	\$301,000	22-Aug-23
4 VALAIS WAY ROCKBANK VIC 3335	\$360,000	21-Aug-23

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: 20 November 2023



**9 WEXFORD WAY ROCKBANK VIC 3335**

 -  -  -

Sold Price

**\$370,000**

Sold Date

**15-Mar-23**

Distance

**0.63km**



**61 DANDELION CRESCENT ROCKBANK VIC 3335**

 4  2  -

Sold Price

**\$301,000**

Sold Date

**22-Aug-23**

Distance

**0.9km**



**4 VALAIS WAY ROCKBANK VIC 3335**

 4  2  -

Sold Price

**\$360,000**

Sold Date

**21-Aug-23**

Distance

**1.07km**

RS = Recent sale

UN = Undisclosed Sale

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