

## 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

105 HEMINGWAY DRIVE 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

or range  
between

\$399,000

&

\$429,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$307,500

Property type

Land

Suburb

Rockbank

Period-from

01 Feb 2022

to

31 Jan 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

45 HONEYDEW WAY ROCKBANK VIC 3335	\$475,500	25-May-22
8 IVANA STREET ROCKBANK VIC 3335	\$405,000	12-Dec-22
4 REVERENCE DRIVE ROCKBANK VIC 3335	\$451,000	21-Dec-21

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: 09 February 2023



**45 HONEYDEW WAY ROCKBANK VIC 3335**

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Sold Price

**\$475,500**

Sold Date **25-May-22**

Distance **0.31km**



**8 IVANA STREET ROCKBANK VIC 3335**

4 3 -

Sold Price

**\$405,000**

Sold Date **12-Dec-22**

Distance **0.4km**



**4 REVERENCE DRIVE ROCKBANK VIC 3335**

- - -

Sold Price

**\$451,000**

Sold Date **21-Dec-21**

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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