

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

9 Lincolnshire Drive, ROCKBANK, VIC, 3335

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$ 660,000

or range between

\$

&

\$

Median sale price

Median price

\$

House

X

Unit

Suburb
or locality

ROCKBANK

Period - From

01/12/2017

to

01/12/2018

Source

APM PriceFinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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

Address of comparable property	Price	Date of sale
16 QUARTERS STREET, AINTREE VIC 3335	\$ 467,000	28/03/2017
413 FAULKNERS ROAD, MOUNT COTTRELL VIC 3024	\$ 1,525,000	23/12/2016
10 QUARTERS STREET, ROCKBANK VIC 3335	\$ 615,000	11/12/2017