

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

LOT 1313 CLAY CRESCENT 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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Other

Suburb

Rockbank

Period-from

01 May 2023

to

30 Apr 2024

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

18 PAPYRUS WAY ROCKBANK VIC 3335	\$670,000	28-Nov-23
46 HEMINGWAY DRIVE ROCKBANK VIC 3335	\$675,000	13-Jul-23
35 DEV TERRACE ROCKBANK VIC 3335	\$672,000	08-Apr-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.~~

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18 PAPYRUS WAY ROCKBANK VIC 3335

4 2 2

Sold Price

\$670,000

Sold Date **28-Nov-23**

Distance **0.51km**



**46 HEMINGWAY DRIVE
ROCKBANK VIC 3335**

4 2 2

Sold Price

\$675,000

Sold Date **13-Jul-23**

Distance **0.73km**



35 DEV TERRACE ROCKBANK VIC 3335

4 2 1

Sold Price

\$672,000

Sold Date **08-Apr-23**

Distance **1.75km**

RS = Recent sale

UN = Undisclosed Sale

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