

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

7 Rosette 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

\$399,000

&

\$419,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$227,000

Property type

Land

Suburb

Rockbank

Period-from

01 Dec 2018

to

30 Nov 2019

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

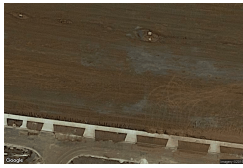
Date of sale

11 Meadowbank Grove Rockbank VIC 3335	\$367,000	03-Sep-19
3 Fields Street Aintree VIC 3336	\$370,000	12-Aug-19

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: 02 December 2019

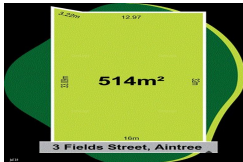


**11 Meadowbank Grove Rockbank
VIC 3335**

- -

Sold Price **\$367,000** Sold Date **03-Sep-19**

Distance **0.1km**



3 Fields Street Aintree VIC 3336

- -

Sold Price **\$370,000** Sold Date **12-Aug-19**

Distance **1.94km**

RS = Recent sale UN = Undisclosed Sale

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