

## 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 1338 INNOVATION AVENUE 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

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$352,500

Property type

Land

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

LOT 1337 INNOVATION AVENUE ROCKBANK VIC 3335	\$650,000	07-Mar-24
LOT 1382 KERALA STREET ROCKBANK VIC 3335	\$635,000	24-Feb-24

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: 31 May 2024



**LOT 1337 INNOVATION AVENUE  
ROCKBANK VIC 3335**

4 2 2

Sold Price **\$650,000** Sold Date **07-Mar-24**

Distance **0.01km**



**LOT 1382 KERALA STREET  
ROCKBANK VIC 3335**

4 - -

Sold Price **\$635,000** Sold Date **24-Feb-24**

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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