

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 10 Lilypad Way, Rockbank, VIC 3335

Indicative selling price

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

Price Range

\$720,000

&

\$740,000

Median sale price

Median price

\$680,000

Property Type

House

Suburb

Rockbank (3335)

Period - From

29/04/2023

to

29/04/2024

Source

REA

Comparable property sales

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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
21 LAUREL STREET, ROCKBANK VIC 3335	\$713,000	24/04/2024
35 CLAY CRESCENT, ROCKBANK VIC 3335	\$760,000	26/02/2024
14 LEONARD AVENUE, ROCKBANK VIC 3335	\$680,000	28/02/2024

This Statement of Information was prepared on: 29/04/2024