

## 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

3/19 ROCKBANK ROAD ARDEER VIC 3022

### 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

\$500,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Ardeer

Period-from

01 Jan 2023

to

31 Dec 2023

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

2/64 MCLAUGHLIN STREET ARDEER VIC 3022	\$525,000	21-Dec-23
37A SUNHILL CRESCENT ARDEER VIC 3022	\$529,000	23-Sep-23
1B LANGLEY STREET ARDEER VIC 3022	\$550,000	17-Jan-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: 30 January 2024



**2/64 MCLAUGHLIN STREET  
ARDEER VIC 3022**

 3  1  1

Sold Price

<sup>RS</sup>

**\$525,000**

Sold Date

**21-Dec-23**

Distance

**0.31km**



**37A SUNHILL CRESCENT ARDEER  
VIC 3022**

 2  2  1

Sold Price

**\$529,000**

Sold Date

**23-Sep-23**

Distance

**0.48km**



**1B LANGLEY STREET ARDEER VIC  
3022**

 3  1  1

Sold Price

<sup>RS</sup>

**\$550,000**

Sold Date

**17-Jan-24**

Distance

**0.09km**

RS = Recent sale

UN = Undisclosed Sale

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