

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 COOLALEE STREET 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

\$535,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$618,000

Property type

House

Suburb

Rockbank

Period-from

01 Jun 2023

to

31 May 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

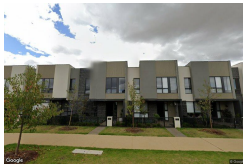
Date of sale

43 WIRELESS DRIVE AINTREE VIC 3336	\$580,000	13-May-24
12 HEDGELEY AVENUE DEANSIDE VIC 3336	\$575,000	12-Jun-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: 20 June 2024



43 WIRELESS DRIVE AINTREE VIC 3336

Sold Price

^{RS}

\$580,000

Sold Date

13-May-24

 3

 2

 2

Distance

2.67km



12 HEDGELEY AVENUE DEANSIDE VIC 3336

Sold Price

^{RS}

\$575,000

Sold Date

12-Jun-24

 3

 2

 2

Distance

4.21km

RS = Recent sale

UN = Undisclosed Sale

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