

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

40 HEMINGWAY DRIVE 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

\$539,000

&

\$579,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Rockbank

Period-from

01 Dec 2022

to

30 Nov 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

32 CLAREMONT AVENUE ROCKBANK VIC 3335	\$560,000	03-Nov-23
106 FUCHSIA DRIVE ROCKBANK VIC 3335	\$550,000	27-Aug-23
21 ALLIANCE GROVE ROCKBANK VIC 3335	\$550,000	21-Nov-23

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: 15 December 2023



**32 CLAREMONT AVENUE
ROCKBANK VIC 3335**

 3  2  2

Sold Price ^{RS} **\$560,000** Sold Date **03-Nov-23**

Distance **0.51km**



**106 FUCHSIA DRIVE ROCKBANK
VIC 3335**

 3  2  2

Sold Price **\$550,000** Sold Date **27-Aug-23**

Distance **0.66km**



**21 ALLIANCE GROVE ROCKBANK
VIC 3335**

 3  2  1

Sold Price ^{RS} **\$550,000** Sold Date **21-Nov-23**

Distance **0.52km**

RS = Recent sale **UN** = Undisclosed Sale

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