

## 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

6 HARWICH STREET 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

\$769,000

&

\$799,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Rockbank

Period-from

01 Nov 2022

to

31 Oct 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

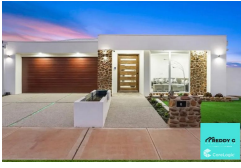
Date of sale

8 SADIE AVENUE THORNHILL PARK VIC 3335	\$770,000	17-Jul-23
9 TAILINGS ROAD AINTREE VIC 3336	\$746,000	24-Oct-23
13 OPULENCE AVENUE FRASER RISE VIC 3336	\$795,000	08-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: 20 November 2023



**8 SADIE AVENUE THORNHILL  
PARK VIC 3335**

4 3 2

Sold Price **\$770,000** Sold Date **17-Jul-23**

Distance **1.41km**



**9 TAILINGS ROAD AINTREE VIC  
3336**

4 2 2

Sold Price <sup>RS</sup> **\$746,000** Sold Date **24-Oct-23**

Distance **1.83km**



**13 OPULENCE AVENUE FRASER  
RISE VIC 3336**

4 2 2

Sold Price <sup>RS</sup> **\$795,000** Sold Date **08-Nov-23**

Distance **1.96km**

RS = Recent sale      UN = Undisclosed Sale

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