

## 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

9 RIMMINGTON WAY 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

\$710,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$345,000

Property type

Land

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

5 JOBS ROAD ROCKBANK VIC 3335	\$740,000	06-Jun-23
8 ROOSEVELT DRIVE ROCKBANK VIC 3335	\$735,000	24-Aug-23
13 NOYCE WAY ROCKBANK VIC 3335	\$725,000	14-Sep-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 November 2023



**5 JOBS ROAD ROCKBANK VIC 3335**

 4  2  2

Sold Price **\$740,000** Sold Date **06-Jun-23**

Distance **0.24km**



**8 ROOSEVELT DRIVE ROCKBANK VIC 3335**

 4  2  2

Sold Price **\$735,000** Sold Date **24-Aug-23**

Distance **0.21km**



**13 NOYCE WAY ROCKBANK VIC 3335**

 4  2  2

Sold Price **\$725,000** Sold Date **14-Sep-23**

Distance **0.13km**

RS = Recent sale      UN = Undisclosed Sale

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