

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

61 DANDELION CRESCENT 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

\$310,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,000

Property type

Land

Suburb

Rockbank

Period-from

01 Jul 2022

to

30 Jun 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

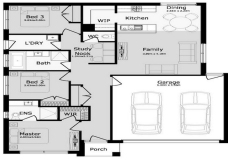
Date of sale

10 LILYPAD WAY ROCKBANK VIC 3335	\$355,000	05-Mar-22
3 WEXFORD WAY ROCKBANK VIC 3335	\$317,000	28-Jun-22
2 PAPYRUS WAY ROCKBANK VIC 3335	\$224,900	14-Feb-22

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: 04 July 2023


**10 LILYPAD WAY ROCKBANK VIC
3335**

Sold Price

\$355,000

Sold Date

05-Mar-22
 3
  2
  2

Distance

0.12km

**3 WEXFORD WAY ROCKBANK VIC
3335**

Sold Price

\$317,000

Sold Date

28-Jun-22
 4
  2
  -

Distance

0.29km

**2 PAPYRUS WAY ROCKBANK VIC
3335**

Sold Price

\$224,900

Sold Date

14-Feb-22
 4
  2
  -

Distance

0.31km
RS = Recent sale

UN = Undisclosed Sale

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