

## 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

14 TAMWORTH DRIVE 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

\$640,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$324,900

Property type

Land

Suburb

Rockbank

Period-from

01 Aug 2022

to

31 Jul 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

43 LISTOWEL GROVE ROCKBANK VIC 3335	\$625,000	31-Jul-23
35 DEV TERRACE ROCKBANK VIC 3335	\$672,000	08-Apr-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: 23 August 2023

**43 LISTOWEL GROVE ROCKBANK  
VIC 3335**

4 2 1

Sold Price

RS

**\$625,000**

Sold Date

**31-Jul-23**

Distance

**0.17km****35 DEV TERRACE ROCKBANK VIC  
3335**

4 2 2

Sold Price

**\$672,000**

Sold Date

**08-Apr-23**

Distance

**0.71km**

RS = Recent sale

UN = Undisclosed Sale

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