

# 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 Lot 1162, Derrimut 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)

Single price \$567,116

### Median sale price

Median price \$917,000 Property type *House\** Suburb Rockbank 3335

\*Property type of 'Unit' could be found on REIV stats, specified to 3 bedroom, including townhouse and apartment

Period - From 1 Jul 2019 to 30 Jun 2020 Source REIV

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|--|-----------|--------------|
| 21 Laurel Street, Rockbank VIC 3335    | \$600,000 | 9 OCT 2020   |
| 5 Inspire Street, Rockbank VIC 3335    | \$536,000 | 4 SEP 2020   |
| 18 Claremont Avenue, Rockbank VIC 3335 | \$674,000 | 20 JUL 2020  |

This Statement of Information was prepared on: 15/10/2020