Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	76 Westcott Parade Rockbank, 3335

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$480,000 & $500,000

Median sale price

Median price	$600,000	Property Type	HOUSE	Suburb	ROCKBANK
Period - From	01-Jan-2023	to	24-Mar-2023	Source	Pricefinder

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
1	17 Leonid Drive, Rockbank, Vic 3335	$502,000	20-Jan-2022
2	2021 Western Highway, Rockbank, Vic 3335	$575,000	07-Feb-2023
3	2005 Western Highway, Rockbank, Vic 3335	$575,000	18-Feb-2022

This statement of information was prepared on 02-Oct-2023 at 1:54:11 PM EST