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	7 Plume Terrace Rockbank, 3335

Indicative selling price

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

Range between	$240,000 & $260,000

Median sale price

Median price	$285,000	Property Type	VACANT LAND	Suburb	ROCKBANK
Period - From	01-Jul-2022	to	19-Sep-2022	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	63 Restful Way, Rockbank Vic 3335	$275,000	09-Feb-2022
2	4 Honeydew way, Rockbank Vic 3335	$281,000	08-Aug-2022
3	15 Equity Street, Rockbank Vic 3335	$271,000	23-Jul-2021

This statement of information was prepared on 19-Sep-2022 at 4:47:33 PM EST