

# 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 49 Westcott Parade, Rockbank, Vic 3335


### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$539,000 & \$579,000

### Median sale price

Median price \$550,000 Property type *House* Suburb Rockbank

Period - From 01/09/2023 to 30/11/2023 Source  PropTrack

### 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 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
8 Adrian Court, Rockbank, VIC 3335	\$550,000	30/10/2023
17 Derrimut Street, Rockbank, VIC 3335	\$580,000	27/08/2023
61 Lorikeet Cct, Rockbank, VIC 3335	\$580,000	09/07/2023

**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 six months.

This Statement of Information was prepared on: 13/12/2023