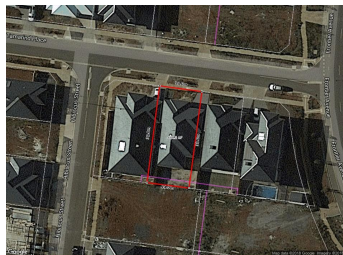


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 TAMARIND PLACE, ROCKBANK, VIC

 4  2  2

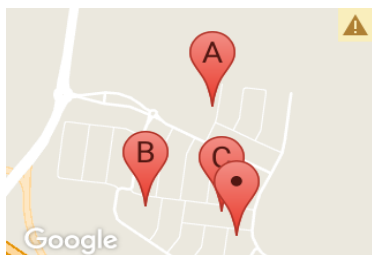
Indicative Selling Price

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

Price Range: **\$550,000 to \$600,000**

Provided by: Justin Soleimani, Barry Plant Taylors Lakes

MEDIAN SALE PRICE



ROCKBANK, VIC, 3336

Suburb Median Sale Price (House)

\$457,100

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



11 QUARTERS ST, ROCKBANK, VIC 3335

 4  2  2

Sale Price

***\$605,000**

Sale Date: 02/01/2018

Distance from Property: 471m



3 LACEBARK LANE, ROCKBANK, VIC 3335

 4  2  2

Sale Price

\$580,000

Sale Date: 03/10/2017

Distance from Property: 315m



11 ARBOURTON AVE, ROCKBANK, VIC 3335

 4  2  2

Sale Price

***\$555,000**

Sale Date: 27/09/2017

Distance from Property: 99m



This report has been compiled on 08/02/2018 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

5 TAMARIND PLACE, ROCKBANK, VIC 3336

Indicative selling price

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

Price Range:

\$550,000 to \$600,000

Median sale price

Median price

\$457,100

House

X

Unit


Suburb

ROCKBANK

Period

01 January 2017 to 31 December 2017

Source



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
11 QUARTERS ST, ROCKBANK, VIC 3335	*\$605,000	02/01/2018
3 LACEBARK LANE, ROCKBANK, VIC 3335	\$580,000	03/10/2017
11 ARBOURTON AVE, ROCKBANK, VIC 3335	*\$555,000	27/09/2017