

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

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If units of a similar type or class have the same pricing (for example, one bedroom units in a high rise position) a single indicative selling price may be listed for these types or classes of units collectively, rather than an indicative selling price for each individual unit. It must be clear that the indicative selling price is for a particular type or class of units. The indicative selling price may be expressed as a single price, or a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

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### Unit offered for sale

Address  
Including suburb and  
postcode

Thornhill Park - Wiltshire Boulevard and, Mount Cottrell Rd, Thornhill Park VIC 3335

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price	Lower price	Higher price
Lot 1824 (400m2 to 450m2)	\$290,000	\$	\$

Or range between

Additional entries may be included or attached as required.

### Suburb land median sale price

Median price \$252,500

Suburb Rockbank

Period - From Mar 20 To Aug 2020

Source RPM Internal Research

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit**

**Price**

**Date of sale**

Lot 1824 (400m2 to 450m2)	Lot 828 Accolade Estate, Rockbank	\$285,000	Jul 2020
	Lot 907 Accolade Estate, Rockbank	\$299,000	Jul 2020
	Lot 707 Accolade Estate, Rookbank	\$317,000	Jul 2020

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

23.09.20

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## Multiple residential properties located in the Melbourne metropolitan area

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### Indicative selling price

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Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Lot 2145 (14 x 35) 497m2	\$309,000	Or range between	\$		\$
Lot 2140 (Irreg x 29) 621m2	\$348,000	Or range between	\$		\$

Additional entries may be included or attached as required.

### Suburb land median sale price

Median price \$252,500 Suburb Rockbank

Period - From Mar 20 To Aug 20 Source RPM Internal Research

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 2145 (14 x 35) 497m2	Lot 828 Accolade Estate, Rockbank	\$285,000	Jul 2020
	Lot 907 Accolade Estate, Rockbank	\$299,000	Jul 2020
	Lot 707 Accolade Estate, Rookbank	\$317,000	Jul 2020

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 2140 (Irreg x 29) 621m2	Lot 560 Bridgefield Estate, Rockbank	\$336,500	Jul 2020
	Lot 832 Hillgrove Estate, Rockbank	\$350,000	Aug 2020
	Lot 313 Serenity Estate, Rockbank	\$359,000	Jul 2020

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price	Or range between	Lower price	&	Higher price
Lot 2252 (16.10 x 28) 446m2	\$280,000		\$		\$

Additional entries may be included or attached as required.

### Suburb land median sale price

Median price	\$252,500	Suburb	Rockbank
Period - From	Mar 20	To	Aug 20
Source	RPM Internal Research		

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit**

**Price**

**Date of sale**

Lot 2252 (16.10 x 28) 446m2	Lot 828 Accolade Estate, Rockbank	\$285,000	Jul 2020
	Lot 907 Accolade Estate, Rockbank	\$299,000	Jul 2020
	Lot 707 Accolade Estate, Rookbank	\$317,000	Jul 2020

**OR**

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### Indicative selling price

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Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 2303 (15.67 x 28) 427m2	\$274,000	Or range between	\$	&	\$
Lot 2315 (14 x 28) 392m2	\$265,000	Or range between	\$	&	\$
Lot 2333 (irreg x 32.09) 512m2	\$290,000	Or range between	\$	&	\$

Additional entries may be included or attached as required.

### Suburb land median sale price

Median price  Suburb

Period - From  To  Source

## Comparable property sales (\*Delete A or B below as applicable)

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### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2333 (irreg x 32.09) 512m2	Lot 828 Accolade Estate, Rockbank	\$285,000	Jul 2020
	Lot 907 Accolade Estate, Rockbank	\$299,000	Jul 2020
	Lot 707 Accolade Estate, Rockbank	\$317,000	Jul 2020

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2303 (15.67 x 28) 427m2	Lot 828 Accolade Estate, Rockbank	\$285,000	Jul 2020
	Lot 313 Serenity Estate, Rockbank	\$359,000	Jul 2020
	Lot 908 Accolade Estate, Rockbank	\$275,000	Aug 2020

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2315 (14 x 28) 392m2	Lot 828 Accolade Estate, Rockbank	\$285,000	Jul 2020
	Lot 313 Serenity Estate, Rockbank	\$359,000	Jul 2020
	Lot 908 Accolade Estate, Rockbank	\$275,000	Aug 2020

**OR**

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Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 2403 (Irreg x 31.31) 584m2	\$323,000	Or range between	\$	&	\$
Lot 2408 (12.3 x 33) 528m2	\$295,000	Or range between	\$	&	\$
Lot 2414 (Irreg x 28)) 417m2	\$275,000	Or range between	\$	&	\$
Lot 2461 (12.05 x 25) 313m2	\$225,000	Or range between	\$	&	\$
Lot 2464, 2465 (Irreg x 25) 467m2	\$279,000				

Additional entries may be included or attached as required.

### Suburb land median sale price

Median price

\$252,500

Suburb

Rockbank

Period - From

Mar 20

To

Aug 20

Source

RPM Internal Research

### Comparable property sales (\*Delete A or B below as applicable)

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**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2403 (Irreg x 31.31) 584m <sup>2</sup>	Lot 804 Hillgrove Estate, Rockbank	\$327,000	Jul 2020
	Lot 560 Bridgefield Estate, Rockbank	\$336,500	Jul 2020
	Lot 832 Hillgrove Estate, Rockbank	\$350,000	Aug 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2408 (12.3 x 33) 528m <sup>2</sup>	Lot 828 Accolade Estate, Rockbank	\$285,000	Jul 2020
	Lot 907 Accolade Estate, Rockbank	\$299,000	Jul 2020
	Lot 707 Accolade Estate, Rockbank	\$317,000	Jul 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2414 (Irreg x 28) 417m <sup>2</sup>	Lot 828 Accolade Estate, Rockbank	\$285,000	Jul 2020
	Lot 313 Serenity Estate, Rockbank	\$359,000	Jul 2020
	Lot 908 Accolade Estate, Rockbank	\$275,000	Aug 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2461 (12.05 x 25) 313m <sup>2</sup>	Lot 904 Accolade Estate, Rockbank	\$215,000	Aug 2020
	Lot 8132 Bridgefield Estate, Rockbank	\$208,000	Jul 2020
	Lot 207 Bridgefield Estate, Rockbank	\$209,000	Aug 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2464, 2465 (Irreg x 25) 467m <sup>2</sup>	Lot 828 Accolade Estate, Rockbank	\$285,000	Jul 2020
	Lot 313 Serenity Estate, Rockbank	\$359,000	Jul 2020
	Lot 908 Accolade Estate, Rockbank	\$275,000	Aug 2020

**OR**

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Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 2511 (16 x 31) 539m2	\$328,000	Or range between	\$	&	\$
Lot 2517 (12.5 x 25) 312m2	\$225,000	Or range between	\$	&	\$
Lot 2524 (15.5 x 30.3) 443m2	\$280,000	Or range between	\$	&	\$
Lot 2533 (14 x 22) 346m2	\$215,000	Or range between	\$	&	\$

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### Suburb land median sale price

Median price

\$252,500

Suburb

Rockbank

Period - From

Mar 20

To

Aug 20

Source

RPM Internal Research

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### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2511 (16 x 31) 539m2	Lot 804 Hillgrove Estate, Rockbank	\$327,000	Jul 2020
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### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2517 (12.5 x 25) 312m2	Lot 904 Accolade Estate, Rockbank	\$215,000	Aug 2020
	Lot 8132 Bridgefield Estate, Rockbank	\$208,000	Jul 2020
	Lot 207 Bridgefield Estate, Rockbank	\$209,000	Aug 2020

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2524 (15.5 x 30.3) 443m2	Lot 828 Accolade Estate, Rockbank	\$285,000	Jul 2020
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### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2533 (14 x 22) 346m2	Lot 904 Accolade Estate, Rockbank	\$215,000	Aug 2020
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Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 2655 (16x30) 455m2	\$285,000	Or range between	\$	&	\$
Lot 2658, 2665 (12.5x32) 400m2	\$267,500	Or range between	\$	&	\$
Lot 2667 (8.5 x 32) 272m2	\$197,000	Or range between	\$	&	\$
Lot 2679 (13.38 x 32) 436m2	\$285,000	Or range between	\$	&	\$

Additional entries may be included or attached as required.

### Suburb land median sale price

Median price \$252,500 Suburb Rockbank

Period - From Mar 20 To Aug 20 Source RPM Internal Research

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**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2655 (16x30) 455m2	Lot 828 Accolade Estate, Rockbank	\$285,000	Jul 2020
	Lot 313 Serenity Estate, Rockbank	\$359,000	Jul 2020
	Lot 908 Accolade Estate, Rockbank	\$275,000	Aug 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2658, 2665 (12.5x32) 400m2	Lot 828 Accolade Estate, Rockbank	\$285,000	Jul 2020
	Lot 313 Serenity Estate, Rockbank	\$359,000	Jul 2020
	Lot 908 Accolade Estate, Rockbank	\$275,000	Aug 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2667 (8.5 x 32) 272m2	Lot 904 Accolade Estate, Rockbank	\$215,000	Aug 2020
	Lot 8132 Bridgefield Estate, Rockbank	\$208,000	Jul 2020
	Lot 207 Bridgefield Estate, Rockbank	\$209,000	Aug 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2679 (13.38 x 32) 436m2	Lot 828 Accolade Estate, Rockbank	\$285,000	Jul 2020
	Lot 313 Serenity Estate, Rockbank	\$359,000	Jul 2020
	Lot 908 Accolade Estate, Rockbank	\$275,000	Aug 2020

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Section 47AF of the *Estate Agents Act 1980*

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agents' representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **multiple units in a residential development located in the Melbourne metropolitan area** are being offered for sale at the same time. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

If units of a similar type or class have the same pricing (for example, one bedroom units in a high rise position) a single indicative selling price may be listed for these types or classes of units collectively, rather than an indicative selling price for each individual unit. It must be clear that the indicative selling price is for a particular type or class of units. The indicative selling price may be expressed as a single price, or a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

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### Unit offered for sale

Address  
Including suburb and  
postcode

Thornhill Park - Wiltshire Boulevard and, Mount Cottrell Rd, Thornhill Park VIC 3335

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 2909, 2910, 486 (450m2-500m2)	\$	Or range between	\$265,000	&	\$288,000
Lot 2915, 2916, 2918, 2919, 2924, 2928, 2932, 2958, 2959, 2960 (400m2-450m2)	\$	Or range between	\$277,000	&	\$290,000
Lot 2920, 2942, 2943, 2949 (350m2-400m2)	\$	Or range between	\$242,500	&	\$265,000
Lot 2925, 2926 (250m2 – 300m2)	\$	Or range between	\$168,000	&	\$175,000
Lot 2914, 2955, 2961 (500m2-550m2)		Or range between	\$313,000	&	\$315,000
Lot 2940, 2953, 2917 (550m2-600m2)		Or range between	\$308,000	&	\$333,000
Lot 2921 (670m2)	\$369,000				

Additional entries may be included or attached as required.

### Suburb land median sale price

Median price

\$252,500

Suburb

Rockbank

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the details of the three units that the estate agent or agent’s representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

E.g. One bedroom units

Address of comparable unit	Price	Date of sale
Lot 828 Accolade Estate, Rockbank	\$285,000	Jul 2020
Lot 313 Serenity Estate, Rockbank	\$359,000	Jul 2020
Lot 908 Accolade Estate, Rockbank	\$275,000	Aug 2020

**Unit type or class**

E.g. One bedroom units

Address of comparable unit	Price	Date of sale
Lot 828 Accolade Estate, Rockbank	\$285,000	Jul 2020
Lot 907 Accolade Estate, Rockbank	\$299,000	Jul 2020
Lot 908 Accolade Estate, Rockbank	\$275,000	Aug 2020

**Unit type or class**

E.g. One bedroom units

Address of comparable unit	Price	Date of sale
Lot 804 Hillgrove Estate, Rockbank	\$327,000	Jul 2020
Lot 560 Bridgefield Estate, Rockbank	\$336,500	Jul 2020
Lot 832 Hillgrove Estate, Rockbank	\$350,000	Aug 2020

**Unit type or class**

E.g. One bedroom units

Address of comparable unit	Price	Date of sale
Lot 618 Hillgrove Estate, Rockbank	\$185,000	Jul 2020
Lot 619 Hillgrove Estate, Rockbank	\$190,000	Jul 2020
Lot 233 The Mayflower, Thornhill Park	\$187,000	Jul 2020

**Unit type or class**

E.g. One bedroom units

Address of comparable unit	Price	Date of sale
Lot 828 Accolade Estate, Rockbank	\$285,000	Jul 2020
Lot 907 Accolade Estate, Rockbank	\$299,000	Jul 2020
Lot 707 Accolade Estate, Rockbank	\$317,000	Jul 2020



**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2940, 2953, 2917 (550m2-600m2)	Lot 804 Hillgrove Estate, Rockbank	\$327,000	Jul 2020
	Lot 560 Bridgefield Estate, Rockbank	\$336,500	Jul 2020
	Lot 707 Accolade Estate, Rockbank	\$317,000	Jul 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2921 (670m2)	Lot 828 Accolade Estate, Rockbank	\$285,000	Jul 2020
	Lot 313 Serenity Estate, Rockbank	\$359,000	Jul 2020
	Lot 908 Accolade Estate, Rockbank	\$275,000	Aug 2020

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

23.09.20

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

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### Unit offered for sale

Address  
Including suburb and  
postcode

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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 3002, 3012, 3031, 3033, 3034 (250m2-300m2)	\$	Or range between	\$168,000	&	\$203,000
Lot 3015, 3017, 3022, 3023, 3028, 3046, 3049 (350m2-400m2)	\$	Or range between	\$242,500	&	\$267,500
Lot 3013, 3019, 3020 (500m2-550m2)	\$	Or range between	\$318,000	&	\$333,000
Lot 3014, 3018, 3021 (450m2-500m2)	\$	Or range between	\$285,000	&	\$319,000
Lot 3043, 3052 (400m2-450m2)		Or range between	\$270,000	&	\$300,000
Lot 3045 (238m2)	\$300,000	Or range between	\$	&	\$

Additional entries may be included or attached as required.

### Suburb land median sale price

Median price \$252,500

Suburb Rockbank

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the details of the three units that the estate agent or agent’s representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 2925, 2926 (250m2 – 300m2)	Lot 618 Hillgrove Estate, Rockbank	\$185,000	Jul 2020
	Lot 619 Hillgrove Estate, Rockbank	\$190,000	Jul 2020
	Lot 233 The Mayflower, Thornhill Park	\$187,000	Jul 2020

**Unit type or class**

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 3015, 3017, 3022, 3023, 3028, 3046, 3049 (350m2-400m2)	Lot 214 Bridgefield Estate, Rockbank	\$265,000	Jul 2020
	Lot 928 Bridgefield Estate, Rockbank	\$240,500	Aug 2020
	Lot 302 Bridgefield Estate, Rockbank	\$239,000	Aug 2020

**Unit type or class**

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 3013, 3019, 3020 (500m2-550m2)	Lot 804 Hillgrove Estate, Rockbank	\$327,000	Jul 2020
	Lot 560 Bridgefield Estate, Rockbank	\$336,500	Jul 2020
	Lot 707 Accolade Estate, Rockbank	\$317,000	Jul 2020

**Unit type or class**

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 3014, 3018, 3021 (450m2-500m2)	Lot 904 Accolade Estate, Rockbank	\$215,000	Aug 2020
	Lot 8132 Bridgefield Estate, Rockbank	\$208,000	Jul 2020
	Lot 207 Bridgefield Estate, Rockbank	\$209,000	Aug 2020

**Unit type or class**

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 3043, 3052 (400m2-450m2)	Lot 828 Accolade Estate, Rockbank	\$285,000	Jul 2020
	Lot 907 Accolade Estate, Rockbank	\$299,000	Jul 2020
	Lot 908 Accolade Estate, Rockbank	\$275,000	Aug 2020

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

Lot 3045 (238m2)	Lot 828 Accolade Estate, Rockbank	\$285,000	Jul 2020
	Lot 907 Accolade Estate, Rockbank	\$299,000	Jul 2020
	Lot 908 Accolade Estate, Rockbank	\$275,000	Aug 2020

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

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# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

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If units of a similar type or class have the same pricing (for example, one bedroom units in a high rise position) a single indicative selling price may be listed for these types or classes of units collectively, rather than an indicative selling price for each individual unit. It must be clear that the indicative selling price is for a particular type or class of units. The indicative selling price may be expressed as a single price, or a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

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### Unit offered for sale

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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Lots 123, 128, 134, 135 (250m2 to 300m2)	\$	Or range between	\$195,000	&	\$215,000
Lot 103,104,107,124 (400m2 to 450m2)	\$275,000	Or range between	\$	&	\$
Lot 101, 102(450m2 to 500m2)	\$	Or range between	\$290,000	&	\$304,000
Lot 119 (500m2 to 550m2)	\$319,000	Or range between	\$	&	\$

Additional entries may be included or attached as required.

### Suburb land median sale price

Median price \$252,500 Suburb Rockbank

Period - From Mar 20 To Aug 20 Source RPM Internal Research

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lots 123, 128, 134, 135 (250m2 to 300m2)	Lot 904 Accolade Estate, Rockbank	\$215,000	Aug 2020
	Lot 8132 Bridgefield Estate, Rockbank	\$208,000	Jul 2020
	Lot 207 Bridgefield Estate, Rockbank	\$209,000	Aug 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 103,104,107,124 (400m2 to 450m2)	Lot 828 Accolade Estate, Rockbank	\$285,000	Jul 2020
	Lot 908 Accolade Estate, Rockbank	\$275,000	Aug 2020
	Lot 214 Bridgefield Estate, Rockbank	\$265,000	Jul 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 101, 102(450m2 to 500m2)	Lot 828 Accolade Estate, Rockbank	\$285,000	Jul 2020
	Lot 907 Accolade Estate, Rockbank	\$299,000	Jul 2020
	Lot 908 Accolade Estate, Rockbank	\$275,000	Jun 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 119 (500m2 to 550m2)	Lot 828 Accolade Estate, Rockbank	\$285,000	Jul 2020
	Lot 907 Accolade Estate, Rockbank	\$299,000	Jul 2020
	Lot 707 Accolade Estate, Rockbank	\$317,000	Jul 2020

**OR**

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Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Lots 206 (200m2 to 250m2)	\$198,000	Or range between	\$	&	\$
Lot 215, 217, 226 (300m2 to 350m2)	\$	Or range between	\$212,000	&	\$250,000
Lot 235 (350m2 to 400m2)	\$260,000				
Lot 203, 204(400m2 to 450m2)	\$	Or range between	\$275,000	&	\$300,000
Lot 205 (450m2 to 500m2)	\$312,000	Or range between		&	
Lot 221 (500m2 to 550m2)	\$319,000	Or range between	\$	&	\$

Additional entries may be included or attached as required.

### Suburb land median sale price

Median price \$252,500

Suburb Rockbank

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the details of the three units that the estate agent or agent’s representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lots 206 (200m2 to 250m2)	Lot 904 Accolade Estate, Rockbank	\$215,000	Aug 2020
	Lot 8132 Bridgefield Estate, Rockbank	\$208,000	Jul 2020
	Lot 207 Bridgefield Estate, Rockbank	\$209,000	Aug 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 215, 217, 226 (300m2 to 350m2)	Lot 943 Birdgefield Estate, Rockbank	\$229,000	Jul 2020
	Lot 928 Bridgefield Estate, Rockbank	\$240,500	Aug 2020
	Lot 302 Bridgefield Estate, Rockbank	\$239,000	Aug 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 235 (350m2 to 400m2)	Lot 828 Accolade Estate, Rockbank	\$285,000	Jul 2020
	Lot 908 Accolade Estate, Rockbank	\$275,000	Aug 2020
	Lot 214 Bridgefield Estate, Rockbank	\$265,000	Jul 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 203, 204(400m2 to 450m2)	Lot 828 Accolade Estate, Rockbank	\$285,000	Jul 2020
	Lot 907 Accolade Estate, Rockbank	\$299,000	Jul 2020
	Lot 707 Accolade Estate, Roockbank	\$317,000	Jul 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 205 (450m2 to 500m2)	Lot 828 Accolade Estate, Rockbank	\$285,000	Jul 2020
	Lot 907 Accolade Estate, Rockbank	\$299,000	Jul 2020
	Lot 707 Accolade Estate, Roockbank	\$317,000	Jul 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
	Lot 828 Accolade Estate, Rockbank	\$285,000	Jul 2020



**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

Lot 221 (500m2 to 550m2)	Lot 907 Accolade Estate, Rockbank	\$299,000	Jul 2020
	Lot 707 Accolade Estate, Rookbank	\$317,000	Jul 2020

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