

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

3/17 Rockley Road, South Yarra Vic 3141

Indicative selling price

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

Single price

\$719,000

Median sale price

Median price

\$637,750

Property Type

Unit

Suburb

South Yarra

Period - From

01/10/2019

to

30/09/2020

Source

REIV

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
1	5/55 Darling St SOUTH YARRA 3141	\$715,000	22/10/2020
2	1/22 Rockley Rd SOUTH YARRA 3141	\$710,000	16/07/2020
3	8/18 Grandview Gr PRAHRAN 3181	\$700,500	03/11/2020

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:

13/11/2020 13:35

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Indicative Selling Price

\$719,000

Median Unit Price

Year ending September 2020: \$637,750



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



5/55 Darling St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$715,000

Method: Private Sale

Date: 22/10/2020

Property Type: Apartment



1/22 Rockley Rd SOUTH YARRA 3141 (REI/VG) **Agent Comments**

2 1 1

Price: \$710,000

Method: Sold Before Auction

Date: 16/07/2020

Property Type: Apartment



8/18 Grandview Gr PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$700,500

Method: Private Sale

Date: 03/11/2020

Property Type: Apartment