## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 4/47 Rockley Road, South Yarra Vic 3141

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price \$635,000								
Median sale price								

Median price	\$592,000	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	6/82 Cromwell Rd SOUTH YARRA 3141	\$635,000	28/02/2024
2	14/15 Rockley Rd SOUTH YARRA 3141	\$618,000	06/04/2024
3	18/15 Rockley Rd SOUTH YARRA 3141	\$618,000	06/04/2024

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:

11/06/2024 11:25









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$635,000 Median Unit Price Year ending March 2024: \$592,000

# **Comparable Properties**



6/82 Cromwell Rd SOUTH YARRA 3141 (REI/VG)



Price: \$635,000 Method: Sold Before Auction Date: 28/02/2024 Property Type: Apartment Agent Comments

Agent Comments



14/15 Rockley Rd SOUTH YARRA 3141 (REI/VG) 2 1 1 1

Price: \$618,000 Method: Auction Sale Date: 06/04/2024 Property Type: Apartment



18/15 Rockley Rd SOUTH YARRA 3141 (REI)



Agent Comments

Price: \$618,000 Method: Private Sale Date: 06/04/2024 Property Type: Apartment

#### Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000





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