

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

1/27 Rockley Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$780,000

&

\$820,000

Median sale price

Median price \$560,000

House

Unit

X

Suburb

South Yarra

Period - From 01/01/2018

to

31/03/2018

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	5/324 Walsh St SOUTH YARRA 3141	\$849,000	12/05/2018
2	26/14 Lansell Rd TOORAK 3142	\$780,000	03/05/2018
3	19/47 Rockley Rd SOUTH YARRA 3141	\$770,000	28/04/2018

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.



 2  2  1

Rooms:

Property Type: Apartment

Agent Comments

Storage Room included

Indicative Selling Price

\$780,000 - \$820,000

Median Unit Price

March quarter 2018: \$560,000

Comparable Properties



5/324 Walsh St SOUTH YARRA 3141 (REI)

Agent Comments

 2  1  1

Price: \$849,000

Method: Auction Sale

Date: 12/05/2018

Rooms: 4

Property Type: Apartment



26/14 Lansell Rd TOORAK 3142 (REI)

Agent Comments

 2  1  1

Price: \$780,000

Method: Private Sale

Date: 03/05/2018

Rooms: -

Property Type: Apartment



19/47 Rockley Rd SOUTH YARRA 3141 (REI)

Agent Comments

 2  1  1

Price: \$770,000

Method: Auction Sale

Date: 28/04/2018

Rooms: -

Property Type: Apartment