

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

2/15 Rockley Road, South Yarra Vic 3141

Indicative selling price

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

Single price

\$639,000

Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/10/2020

to

30/09/2021

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	12/29 The Avenue WINDSOR 3181	\$645,000	30/09/2021
2	3/35 Phoenix St SOUTH YARRA 3141	\$636,000	13/10/2021
3	6/17-23 Mona PI SOUTH YARRA 3141	\$631,500	04/10/2021

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:

26/11/2021 17:48



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



12/29 The Avenue WINDSOR 3181 (REI/VG)

Agent Comments

2 1 2

Price: \$645,000

Method: Sold Before Auction

Date: 30/09/2021

Property Type: Unit



3/35 Phoenix St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$636,000

Method: Auction Sale

Date: 13/10/2021

Property Type: Unit



6/17-23 Mona Pl SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$631,500

Method: Sold Before Auction

Date: 04/10/2021

Property Type: Apartment