

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

10/27 ROCKLEY ROAD SOUTH YARRA VIC 3141

Indicative selling price

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

Single Price

or range
between

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

5/21 KENSINGTON ROAD SOUTH YARRA VIC 3141	\$920,000	01-Mar-24
5/45 ROCKLEY ROAD SOUTH YARRA VIC 3141	\$895,000	17-Feb-24
4/6 CROMWELL ROAD SOUTH YARRA VIC 3141	\$950,000	29-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 29 April 2024

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**5/21 KENSINGTON ROAD SOUTH
 YARRA VIC 3141**

2 1 1

Sold Price ^{RS} **\$920,000** ^{UN} Sold Date **01-Mar-24**

Distance **0.19km**



**5/45 ROCKLEY ROAD SOUTH
 YARRA VIC 3141**

2 1 1

Sold Price **\$895,000** Sold Date **17-Feb-24**

Distance **0.2km**



**4/6 CROMWELL ROAD SOUTH
 YARRA VIC 3141**

2 1 1

Sold Price ^{RS} **\$950,000** Sold Date **29-Feb-24**

Distance **1.09km**

RS = Recent sale **UN** = Undisclosed Sale

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