

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

13/43 Rockley Road, South Yarra Vic 3141

Indicative selling price

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

Range betwee	n \$460,000		&	\$5	00,000						
Median sale price											
Median price	\$652,000	Hou	Ise	Unit	х		Suburb	South Yarra			
Period - From	01/04/2017	to	30/06/2017		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.

Ado	dress of comparable property	Price	Date of sale
1	8/53 Caroline St SOUTH YARRA 3141	\$495,000	18/07/2017
2	3/5 Stonehaven Ct TOORAK 3142	\$486,000	03/06/2017
3	8/274a Domain Rd SOUTH YARRA 3141	\$431,000	20/05/2017

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.

Account - hockingstuart | P: 03 9868 5444 | F: 03 9868 5455

propertydata

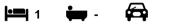
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



hockingstuart





Rooms: Property Type: Strata Unit/Flat Agent Comments Mark Konishi 03 9868 5444 0412 825 852 mkonishi@hockingstuart.com.au

> Indicative Selling Price \$460,000 - \$500,000 Median Unit Price June quarter 2017: \$652,000

Comparable Properties



8/53 Caroline St SOUTH YARRA 3141 (REI)

Price: \$495,000 Method: Sold Before Auction Date: 18/07/2017 Rooms: 2 Property Type: Apartment



3/5 Stonehaven Ct TOORAK 3142 (REI)



Price: \$486,000 Method: Auction Sale Date: 03/06/2017 Rooms: 4 Property Type: Apartment



8/274a Domain Rd SOUTH YARRA 3141 (REI) Agent Cor

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Agent Comments

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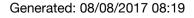
much smaller but similar style of home and block

Price: \$431,000 Method: Auction Sale Date: 20/05/2017 Rooms: 2 Property Type: Apartment

n 1

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