Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
-----------------	-----------	----------

Address	12/17 Rockley Road, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Single price \$710,000

Median sale price

Median price	\$627,500	Pro	perty Type	Jnit		Suburb	South Yarra
Period - From	01/07/2020	to	30/09/2020	9	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

1	9/31 Kensington Rd SOUTH YARRA 3141	\$736,100	09/07/2020
2	1/38a Kensington Rd SOUTH YARRA 3141	\$726,500	26/10/2020
3	1/22 Rockley Rd SOUTH YARRA 3141	\$710,000	16/07/2020

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:	17/11/2020 20:35



Date of sale





2 📛 - 🛱

Property Type: Flat

Land Size: 980.613 sqm approx

Agent Comments

Indicative Selling Price \$710,000 Median Unit Price September quarter 2020: \$627,500

Comparable Properties



9/31 Kensington Rd SOUTH YARRA 3141 (REI) Agent Comments

— 2





Price: \$736,100

Method: Sold Before Auction

Date: 09/07/2020

Property Type: Apartment

1/38a Kensington Rd SOUTH YARRA 3141

(REI)

--





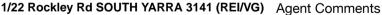
Price: \$726,500

Method: Expression of Interest

Date: 26/10/2020

Property Type: Apartment

Agent Comments





22 Rockiey Rd SOUTH TARRA 3141 (RI

Price: \$710,000

Method: Sold Before Auction

Date: 16/07/2020

Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255



