

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

12/17 Rockley Road, South Yarra Vic 3141

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

Property Type

Unit

Suburb

South Yarra

Period - From

01/07/2020

to

30/09/2020

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	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



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**



Price: \$736,100
Method: Sold Before Auction
Date: 09/07/2020
Property Type: Apartment

1/38a Kensington Rd SOUTH YARRA 3141 (REI) **Agent Comments**



Price: \$726,500
Method: Expression of Interest
Date: 26/10/2020
Property Type: Apartment



1/22 Rockley Rd SOUTH YARRA 3141 (REI/VG) **Agent Comments**



Price: \$710,000
Method: Sold Before Auction
Date: 16/07/2020
Property Type: Apartment