

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 2/7 Rockley Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$780,000 Property type Apartment Suburb South Yarra

Period - From 01/10/2019 to 31/12/2019 Source REIV

Comparable property sales

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
5/67 Alexandra Avenue, South Yarra	\$612,000	11/12/2019
3/28 Mathoura Road, Toorak	\$525,000	02/12/2019
14 Newry Street, Windsor	\$591,300	04/10/2019

This Statement of Information was prepared on: 5 February 2020