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

11/17 Rockley Road, South Yarra Vic 3141

Indicative selling price

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

Range between | $650,000 | & | $715,000

Median sale price

| Median price | $590,000 | Property Type | Unit | Suburb | South Yarra |

| Period - From | 28/01/2019 | to | 27/01/2020 | 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	6/12 Cromwell Rd SOUTH YARRA 3141	$692,000	03/12/2019
2	3/159 Alexandra Av TOORAK 3142	$675,000	13/09/2019
3	8/36 Kensington Rd SOUTH YARRA 3141	$671,500	13/12/2019

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.~~

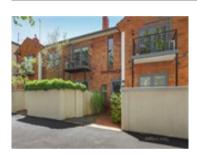This Statement of Information was prepared on: 28/01/2020 09:46

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2   **1**   **1**

Property Type: Apartment
Agent Comments

Comparable Properties

6/12 Cromwell Rd SOUTH YARRA 3141 (REI)

2   **1**   **-**

Price: $692,000
Method: Private Sale
Date: 03/12/2019
Property Type: Apartment

Agent Comments

3/159 Alexandra Av TOORAK 3142 (REI/VG)

2   **1**   **1**

Price: $675,000
Method: Sold Before Auction
Date: 13/09/2019
Property Type: Apartment

Agent Comments

8/36 Kensington Rd SOUTH YARRA 3141 (REI)

2   **1**   **-**

Price: $671,500
Method: Private Sale
Date: 13/12/2019
Property Type: Apartment

Agent Comments