

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

11/22 Rockley Road, South Yarra Vic 3141

Indicative selling price

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

Single price \$750,000

Median sale price

Median price \$570,000

Property Type Unit

Suburb South Yarra

Period - From 18/11/2018

to 17/11/2019

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	5/379 Toorak Rd SOUTH YARRA 3141	\$780,000	26/09/2019
2	401/6 Murphy St SOUTH YARRA 3141	\$765,000	18/10/2019
3	1/645 Malvern Rd TOORAK 3142	\$750,000	22/10/2019

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:

18/11/2019 16:44



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$750,000

Median Unit Price

18/11/2018 - 17/11/2019: \$570,000

Comparable Properties



5/379 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$780,000

Method: Private Sale

Date: 26/09/2019

Property Type: Apartment



401/6 Murphy St SOUTH YARRA 3141 (REI)

Agent Comments

2 2 1

Price: \$765,000

Method: Private Sale

Date: 18/10/2019

Property Type: Apartment



1/645 Malvern Rd TOORAK 3142 (REI)

Agent Comments

2 1 1

Price: \$750,000

Method: Private Sale

Date: 22/10/2019

Property Type: Apartment