# 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

14/22a Rockley Road, South Yarra Vic 3141

### Indicative selling price

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

Single price \$440,000

#### Median sale price

Median price	\$574,000	Pro	operty Type Unit	t	:	Suburb	South Yarra
Period - From	01/10/2023	to	30/09/2024	Sou	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	9/2-4 Bendigo St RICHMOND 3121	\$400,000	19/12/2024
2	4/32 Park Gr RICHMOND 3121	\$455,000	26/10/2024
3	8/2 Douglas St TOORAK 3142	\$466,000	05/10/2024

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:

08/01/2025 10:11





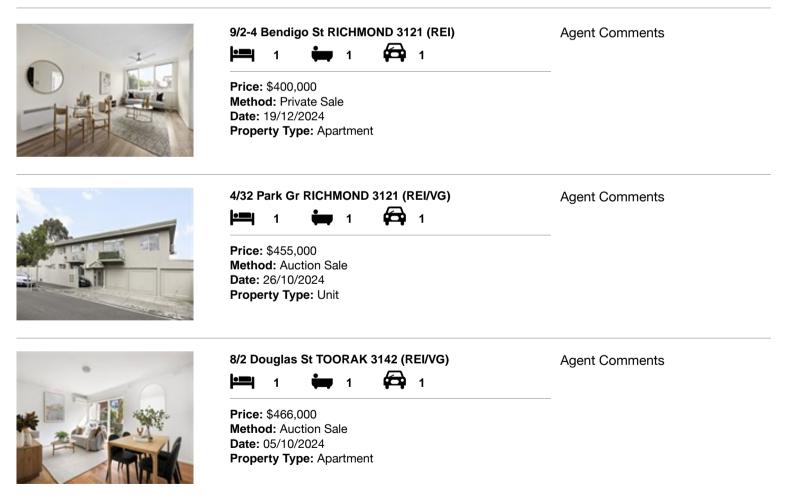




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$440,000 Median Unit Price Year ending September 2024: \$574,000

# **Comparable Properties**



#### Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504



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