#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	10/21 Rockley Road, South Yarra Vic 3141
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$560,000

#### Median sale price

Median price	\$637,250	Pro	perty Type	Unit		Suburb	South Yarra
Period - From	01/04/2020	to	31/03/2021		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

	areas or comparable property	1 1100	Date of Sale
1	7/7 Davidson St SOUTH YARRA 3141	\$555,000	06/03/2021
2	12/38 Kensington Rd SOUTH YARRA 3141	\$550,000	10/04/2021
3	1/32 Wynnstay Rd PRAHRAN 3181	\$544,500	12/04/2021

#### 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:	27/04/2021 14:00



Date of sale



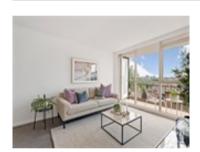




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$560,000 Median Unit Price Year ending March 2021: \$637,250

## Comparable Properties



7/7 Davidson St SOUTH YARRA 3141 (REI)

**—** 1

**•** 1

**6** 

Price: \$555,000 Method: Auction Sale Date: 06/03/2021

Property Type: Apartment

Agent Comments



12/38 Kensington Rd SOUTH YARRA 3141

(REI)

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**Price:** \$550,000 **Method:** Auction Sale **Date:** 10/04/2021

Property Type: Apartment

**Agent Comments** 



1/32 Wynnstay Rd PRAHRAN 3181 (REI)





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Price: \$544,500

Method: Sold Before Auction

Date: 12/04/2021

Property Type: Apartment

Agent Comments

Account - Williams Batters RE | P: 03 9866 4411 | F: 03 9866 4504



