

# 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

61/3-5 Rockley Road, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$770,000

&

\$847,000

### Median sale price

Median price \$630,000

Property Type Unit

Suburb South Yarra

Period - From 01/10/2021

to

30/09/2022

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	31/24 Tanner St RICHMOND 3121	\$845,000	13/10/2022
2	202/2 Oban PI SOUTH YARRA 3141	\$842,000	27/08/2022
3	9/67 High St PRAHRAN 3181	\$840,000	07/07/2022

**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:

02/11/2022 10:32

61/3-5 Rockley Road, South Yarra Vic 3141



Oren Flamm

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**Indicative Selling Price**

\$770,000 - \$847,000

**Median Unit Price**

Year ending September 2022: \$630,000



**Rooms:** 4

**Property Type:**

**Land Size:** 110 sqm approx

Agent Comments

## Comparable Properties



**31/24 Tanner St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$845,000

**Method:** Private Sale

**Date:** 13/10/2022

**Property Type:** Apartment



**202/2 Oban PI SOUTH YARRA 3141 (REI/VG)**

Agent Comments



**Price:** \$842,000

**Method:** Private Sale

**Date:** 27/08/2022

**Property Type:** Apartment

**9/67 High St PRAHRAN 3181 (REI/VG)**

Agent Comments



**Price:** \$840,000

**Method:** Sold Before Auction

**Date:** 07/07/2022

**Property Type:** Apartment

**Account - Hodges** | P: 03 9533 0999 | F: 03 9533 0900



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