

# 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

11/21 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 \$460,000

&

\$480,000

### Median sale price

Median price \$651,000

Property Type Unit

Suburb South Yarra

Period - From 01/04/2021

to 31/03/2022

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	30/43 Grandview Gr PRAHRAN 3181	\$454,000	14/12/2021
2	3/212 Walsh St SOUTH YARRA 3141	\$470,000	27/11/2021
3			

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:

23/05/2022 11:17

11/21 Rockley Road, South Yarra Vic 3141

Lauchlan Waterfield

03 9509 0411

0422 290 489

lauchlan.waterfield@belleproperty.com

**Indicative Selling Price**

\$460,000 - \$480,000

**Median Unit Price**

Year ending March 2022: \$651,000



1 bed 1 bath 1 car

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**30/43 Grandview Gr PRAHRAN 3181 (REI/VG)** **Agent Comments**

1 bed 1 bath 1 car

**Price:** \$454,000

**Method:** Private Sale

**Date:** 14/12/2021

**Property Type:** Apartment



**3/212 Walsh St SOUTH YARRA 3141 (REI/VG)** **Agent Comments**

1 bed 1 bath 1 car

**Price:** \$470,000

**Method:** Auction Sale

**Date:** 27/11/2021

**Property Type:** Apartment

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.

**Account** - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525