

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

5/22 Rockley Road, South Yarra Vic 3141

Indicative selling price

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

Range between

\$450,000

&

\$495,000

Median sale price

Median price

\$596,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/01/2023

to

31/12/2023

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	20/63 Alexandra Av SOUTH YARRA 3141	\$493,500	24/02/2024
2	7/56 Chatsworth Rd PRAHRAN 3181	\$475,000	15/02/2024
3	18/21 Bruce St TOORAK 3142	\$465,000	24/11/2023

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:

13/03/2024 08:50

5/22 Rockley Road, South Yarra Vic 3141

belle
PROPERTY

Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

Year ending December 2023: \$596,000



 1  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



20/63 Alexandra Av SOUTH YARRA 3141 (REI) Agent Comments

 1  1  -

Price: \$493,500

Method: Auction Sale

Date: 24/02/2024

Property Type: Apartment



7/56 Chatsworth Rd PRAHRAN 3181 (REI) Agent Comments

 1  1  1

Price: \$475,000

Method: Private Sale

Date: 15/02/2024

Property Type: Apartment



18/21 Bruce St TOORAK 3142 (VG) Agent Comments

 1  -  -

Price: \$465,000

Method: Sale

Date: 24/11/2023

Property Type: Strata Unit/Flat

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



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