

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

5/7 ROCKLEY ROAD SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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 6 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

27/16 KENSINGTON ROAD SOUTH YARRA VIC 3141	\$600,000	16-Jun-23
17/386 TOORAK ROAD SOUTH YARRA VIC 3141	\$639,999	07-Jun-23
3/278 DOMAIN ROAD SOUTH YARRA VIC 3141	\$659,000	22-Jun-23

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 6 months.~~

This Statement of Information was prepared on: 18 August 2023



**27/16 KENSINGTON ROAD SOUTH
YARRA VIC 3141**

2 1 1

Sold Price

\$600,000

Sold Date

16-Jun-23

Distance

0.22km



**17/386 TOORAK ROAD SOUTH
YARRA VIC 3141**

2 1 1

Sold Price

\$639,999

Sold Date

07-Jun-23

Distance

0.47km



**3/278 DOMAIN ROAD SOUTH
YARRA VIC 3141**

2 1 1

Sold Price

^{RS} **\$659,000** ^{UN}

Sold Date

22-Jun-23

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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