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

3/7 Rockley Road, South Yarra Vic 3141

Indicative selling price

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

Single price \$799,000

Median sale price

Median price	\$652,000	Hou	se	Unit	х	Suburb	South Yarra
Period - From	01/04/2017	to	30/06/2017		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.

Ade	dress of comparable property	Price	Date of sale
1	5/3 Tahara Rd TOORAK 3142	\$840,000	08/04/2017
2	11/43 Rockley Rd SOUTH YARRA 3141	\$800,000	25/03/2017
3	104/2 Cromwell Rd SOUTH YARRA 3141	\$800,000	24/05/2017

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: Property Type: Apartment Agent Comments

hockingstuart

William Johnson 0449131648 wjohnson@hockingstuart.com.au

> **Indicative Selling Price** \$799.000 **Median Unit Price** June guarter 2017: \$652,000

Comparable Properties



Price: \$840,000 Method: Auction Sale Date: 08/04/2017 Rooms: 4

5/3 Tahara Rd TOORAK 3142 (REI)



Agent Comments

Agent Comments



Property Type: Apartment

11/43 Rockley Rd SOUTH YARRA 3141 (REI/VG)



Price: \$800,000 Method: Auction Sale Date: 25/03/2017 Rooms: 3 Property Type: Apartment



104/2 Cromwell Rd SOUTH YARRA 3141 (REI) Agent Comments



Price: \$800,000 Method: Sold Before Auction Date: 24/05/2017 Rooms: -Property Type: Apartment

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