# 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

63/3-5 Rockley Road, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting		e		/ 1 11
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Single price \$1,125,000

#### Median sale price

Median price	\$610,000	Pro	perty Type Unit	:		Suburb	South Yarra
Period - From	01/04/2019	to	31/03/2020	Sou	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	17/12 Copelen St SOUTH YARRA 3141	\$1,120,000	05/02/2020
2	1/20 Airlie Bank La SOUTH YARRA 3141	\$1,110,000	26/10/2019
3	105/8 Murphy St SOUTH YARRA 3141	\$1,000,000	09/12/2019

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:

01/04/2020 11:22



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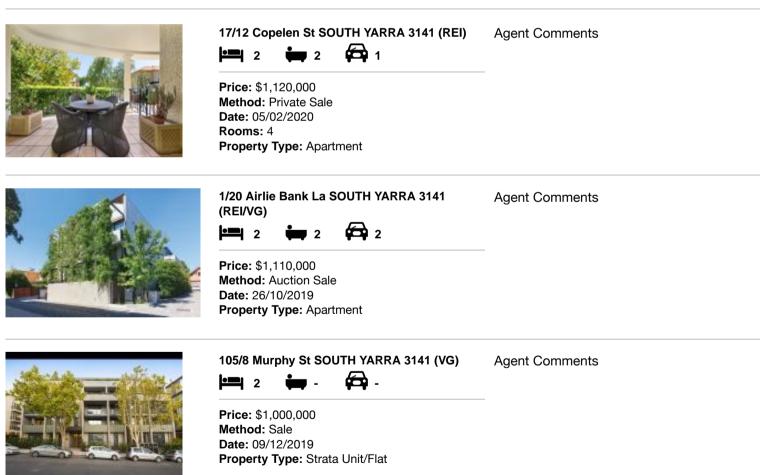
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**Property Type:** Strata Unit/Flat Agent Comments

Rodney Morley 9826 0000 0418 321 222 rodney@rodneymorley.com.au

Indicative Selling Price \$1,125,000 Median Unit Price 01/04/2019 - 31/03/2020: \$610,000

# **Comparable Properties**



Account - Rodney Morley | P: 03 9525 9222 | F: 03 9525 9362



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.