

# 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

4/20 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)

Single price

\$1,595,000

### Median sale price

Median price

\$2,200,000

Property Type

House

Suburb

South Yarra

Period - From

12/10/2020

to

11/10/2021

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	235 Williams Rd SOUTH YARRA 3141	\$1,665,000	19/08/2021
2	118 Surrey Rd.N SOUTH YARRA 3141	\$1,620,000	26/06/2021
3	2/6a Ruabon Rd TOORAK 3142	\$1,510,000	24/06/2021

**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:

12/10/2021 08:46



 3    3    2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,595,000

**Median House Price**

12/10/2020 - 11/10/2021: \$2,200,000

## Comparable Properties



**235 Williams Rd SOUTH YARRA 3141 (REI/VG)**   Agent Comments

 3    1    -

**Price:** \$1,665,000

**Method:** Sold Before Auction

**Date:** 19/08/2021

**Property Type:** House (Res)

**Land Size:** 127 sqm approx



**118 Surrey Rd.N SOUTH YARRA 3141 (REI)**   Agent Comments

 3    2    -

**Price:** \$1,620,000

**Method:** Auction Sale

**Date:** 26/06/2021

**Property Type:** House (Res)

**Land Size:** 180 sqm approx



**2/6a Ruabon Rd TOORAK 3142 (REI/VG)**   Agent Comments

 3    2    1

**Price:** \$1,510,000

**Method:** Private Sale

**Date:** 24/06/2021

**Property Type:** Townhouse (Single)

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