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	1/2 Chapel Mews, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Range between \$850,000	&	\$900,000
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Median sale price

Median price	\$592,000	Pro	perty Type	Jnit		Suburb	South Yarra
Period - From	01/04/2023	to	31/03/2024		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

Address of comparable property		Price	Date of sale
1	4/6 Cromwell Rd SOUTH YARRA 3141	\$950,000	29/02/2024
2	1307/1 Almeida Cr SOUTH YARRA 3141	\$878,000	05/12/2023
3	507/243 Toorak Rd SOUTH YARRA 3141	\$856,000	20/02/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/04/2024 12:03







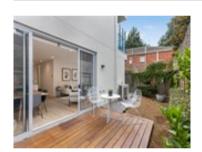


Rooms: 3

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$850,000 - \$900,000 **Median Unit Price** Year ending March 2024: \$592,000

Comparable Properties



4/6 Cromwell Rd SOUTH YARRA 3141 (REI)

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Price: \$950,000

Method: Sold Before Auction

Date: 29/02/2024

Property Type: Apartment

Agent Comments



1307/1 Almeida Cr SOUTH YARRA 3141

(REI/VG)





Price: \$878,000 Method: Private Sale Date: 05/12/2023

Property Type: Apartment

Agent Comments



507/243 Toorak Rd SOUTH YARRA 3141 (REI)



Price: \$856.000 Method: Private Sale Date: 20/02/2024

Property Type: Apartment Land Size: 94 sqm approx Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455



