

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

1008/665 CHAPEL STREET 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Feb 2023

to

31 Jan 2024

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

1302/18 YARRA STREET SOUTH YARRA VIC 3141	\$425,000	11-Dec-23
8/12 WILLIAM STREET SOUTH YARRA VIC 3141	\$435,000	16-Nov-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: 07 February 2024

**1302/18 YARRA STREET SOUTH
YARRA VIC 3141**

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Sold Price **\$425,000** Sold Date **11-Dec-23**Distance **0.23km****8/12 WILLIAM STREET SOUTH
YARRA VIC 3141**

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Sold Price ^{RS} **\$435,000** ^{UN} Sold Date **16-Nov-23**Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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