

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

107/657 Chapel Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$450,000

Median sale price

Median price

\$564,250

Property Type

Unit

Suburb

South Yarra

Period - From

01/01/2024

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	Price	Date of sale
1	309/38 Cunningham St SOUTH YARRA 3141	\$460,000	22/03/2024
2	115/229 Toorak Rd SOUTH YARRA 3141	\$450,000	13/03/2024
3	313/77 River St SOUTH YARRA 3141	\$427,500	22/02/2024

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:

07/06/2024 20:09



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$450,000

Median Unit Price

March quarter 2024: \$564,250

Comparable Properties



309/38 Cunningham St SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$460,000

Method: Private Sale

Date: 22/03/2024

Property Type: Apartment



115/229 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$450,000

Method: Private Sale

Date: 13/03/2024

Property Type: Apartment



313/77 River St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$427,500

Method: Sold Before Auction

Date: 22/02/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000