## 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		e		/ 1 11
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Single price \$450,000

#### Median sale price

Median price	\$564,250	Pro	perty Type Unit	t	;	Suburb	South Yarra
Period - From	01/01/2024	to	31/03/2024	Soι	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.

Add	dress 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









**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)



Price: \$460,000 Method: Private Sale Date: 22/03/2024 Property Type: Apartment

(REI/VG)

Agent Comments

Agent Comments



115/229 Toorak Rd SOUTH YARRA 3141

Price: \$450,000 Method: Private Sale Date: 13/03/2024 Property Type: Apartment



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



Price: \$427,500 Method: Sold Before Auction Date: 22/02/2024 Property Type: Apartment

#### Account - Jellis Craig | P: 03 9864 5000



property data

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