#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

117/657 Chapel Street, South Yarra Vic 3141

#### Indicative selling price

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

Range between \$670,000 & \$737,000	Range between	\$670,000	&	\$737,000
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#### Median sale price

Median price	\$591,000	Pro	perty Type	Unit		Suburb	South Yarra
Period - From	01/04/2023	to	30/06/2023		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

Aut	areas or comparable property	1 1100	Date of Sale
1	9/24 Mathoura Rd TOORAK 3142	\$710,000	15/06/2023
2	1/46 Darling St SOUTH YARRA 3141	\$692,500	17/08/2023
3	5/7 Rockley Rd SOUTH YARRA 3141	\$680,000	03/10/2023

#### 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:	11/10/2023 11:54



Date of sale



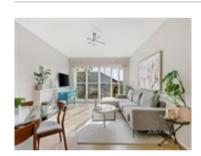




**Agent Comments** 

**Indicative Selling Price** \$670,000 - \$737,000 **Median Unit Price** June quarter 2023: \$591,000

## Comparable Properties



9/24 Mathoura Rd TOORAK 3142 (REI/VG)

Price: \$710,000 Method: Private Sale Date: 15/06/2023

Property Type: Apartment

**Agent Comments** 



1/46 Darling St SOUTH YARRA 3141 (REI/VG)

**———** 2





Price: \$692,500

Method: Sold Before Auction

Date: 17/08/2023 Property Type: Unit Agent Comments



5/7 Rockley Rd SOUTH YARRA 3141 (REI)





Price: \$680,000 Method: Auction Sale Date: 03/10/2023

Property Type: Apartment

Agent Comments

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



