

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

1301/661 Chapel Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$1,330,000

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	703/661 Chapel St SOUTH YARRA 3141	\$1,360,000	02/04/2024
2	702/101 River St SOUTH YARRA 3141	\$1,300,000	28/03/2024
3	1103/661 Chapel St SOUTH YARRA 3141	\$1,300,000	23/02/2024

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:

27/05/2024 13:11



2 2 1

Rooms: 1
Property Type:
Agent Comments

Indicative Selling Price
\$1,330,000
Median Unit Price
March quarter 2024: \$564,250

Comparable Properties



703/661 Chapel St SOUTH YARRA 3141 (VG) [Agent Comments](#)

2 - -

Price: \$1,360,000
Method: Sale
Date: 02/04/2024
Property Type: Strata Unit/Flat



702/101 River St SOUTH YARRA 3141 (VG) [Agent Comments](#)

2 - -

Price: \$1,300,000
Method: Sale
Date: 28/03/2024
Property Type: Strata Unit/Flat

1103/661 Chapel St SOUTH YARRA 3141 (VG) [Agent Comments](#)

2 - -

Price: \$1,300,000
Method: Sale
Date: 23/02/2024
Property Type: Strata Unit/Flat

Account - Marshall White | P: 03 9822 9999