## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

## Property offered for sale

401/700 Chapel Street, South Yarra Vic 3141

#### Indicative selling price

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

Range between \$700,000	&	\$770,000
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#### Median sale price

Median price	\$580,000	Pro	perty Type	Jnit	]	Suburb	South Yarra
Period - From	01/04/2024	to	31/03/2025	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	506/105 High St PRAHRAN 3181	\$717,500	24/04/2025
2	103/6 Cromwell Rd SOUTH YARRA 3141	\$710,000	24/04/2025
3	401/154 Cremorne St CREMORNE 3121	\$715,000	30/01/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/05/2025 11:57









Rooms: 4
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price \$700,000 - \$770,000 Median Unit Price Year ending March 2025: \$580,000

## Comparable Properties



506/105 High St PRAHRAN 3181 (REI)

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2

**a** 1

Price: \$717,500 Method: Private Sale Date: 24/04/2025

Property Type: Apartment

**Agent Comments** 



103/6 Cromwell Rd SOUTH YARRA 3141 (REI)

2

**=** 2

**3** ₁

**Agent Comments** 

Price: \$710,000 Method: Private Sale Date: 24/04/2025

Property Type: Apartment

401/154 Cremorne St CREMORNE 3121 (REI/VG)

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2

**:** 

2

**7** 

1

Price: \$715,000 Method: Private Sale Date: 30/01/2025

Property Type: Apartment

**Agent Comments** 

Account - Woodards South Yarra | P: 03 9866 4411 | F: 03 9866 4504





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