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

402/40 Chapel Mews, South Yarra Vic 3141

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | ov.au/ | underquot | ing | | |
|-----------------|-------------------|------|--------------|--------|-----------|------|--------|-------------|
| Range betweer | \$920,000 | | & | | \$950,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$592,000 | Pro | operty Type | Unit | | | Suburb | South Yarra |
| Period - From | 01/04/2023 | to | 31/03/2024 | | So | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|------------------------------------|-----------|--------------|
| 1 | 606/800 Chapel St SOUTH YARRA 3141 | \$935,000 | 11/04/2024 |
| 2 | 511/243 Toorak Rd SOUTH YARRA 3141 | \$950,000 | 04/12/2023 |
| 3 | 4/6 Cromwell Rd SOUTH YARRA 3141 | \$950,000 | 29/02/2024 |

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:

16/05/2024 15:00









Property Type: Apartment (Res) Agent Comments

Indicative Selling Price \$920,000 - \$950,000 Median Unit Price Year ending March 2024: \$592,000

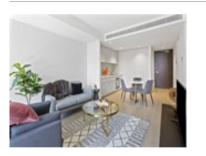
Comparable Properties



606/800 Chapel St SOUTH YARRA 3141 (REI) Agent Comments



Price: \$935,000 Method: Date: 11/04/2024 Property Type: Apartment



511/243 Toorak Rd SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$950,000 Method: Private Sale Date: 04/12/2023 Property Type: Apartment



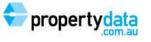
4/6 Cromwell Rd SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$950,000 Method: Sold Before Auction Date: 29/02/2024 Property Type: Apartment

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





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