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

408/681 Chapel Street, South Yarra Vic 3141

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$350,000		&		\$370,000			
Median sale p	rice							
Median price	\$603,750	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	01/10/2023	to	31/12/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	106/36 Wilson St SOUTH YARRA 3141	\$352,500	19/02/2024
2	921/8 Daly St SOUTH YARRA 3141	\$350,000	27/02/2024
3	2211/3 Yarra St SOUTH YARRA 3141	\$345,000	20/02/2024

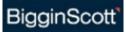
OR

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:

04/03/2024 12:19









Property Type: Apartment Agent Comments

Indicative Selling Price \$350,000 - \$370,000 Median Unit Price December quarter 2023: \$603,750

Comparable Properties

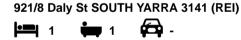


106/36 Wilson St SOUTH YARRA 3141 (REI) Agent Comments



Price: \$352,500 Method: Private Sale Date: 19/02/2024 Property Type: Apartment

Agent Comments





Price: \$350,000 Method: Private Sale Date: 27/02/2024 Property Type: Apartment

2211/3 Yarra St SOUTH YARRA 3141 (REI)



Agent Comments



Price: \$345,000 Method: Private Sale Date: 20/02/2024 Property Type: Apartment

Account - BigginScott | P: 03 9426 4000



propertydata

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