# 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

502/3 Chapel Mews, South Yarra Vic 3141

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$600,000		&		\$650,000			
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.

Ade	dress of comparable property	Price	Date of sale
1	2/1 Chapel Mews SOUTH YARRA 3141	\$670,000	07/08/2023
2	602/3 Chapel Mews SOUTH YARRA 3141	\$650,000	18/01/2024
3	2405/1 Almeida Cr SOUTH YARRA 3141	\$632,500	09/11/2023

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:

25/01/2024 11:23









Property Type: Apartment Agent Comments Indicative Selling Price \$600,000 - \$650,000 Median Unit Price December quarter 2023: \$603,750

# **Comparable Properties**



2/1 Chapel Mews SOUTH YARRA 3141 (REI/VG)



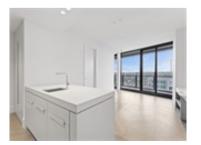
Price: \$670,000 Method: Private Sale Date: 07/08/2023 Property Type: Apartment Agent Comments



602/3 Chapel Mews SOUTH YARRA 3141 (REI) Agent Comments



Price: \$650,000 Method: Sold Before Auction Date: 18/01/2024 Property Type: Apartment



2405/1 Almeida Cr SOUTH YARRA 3141 (REI) Agent Comments



Price: \$632,500 Method: Private Sale Date: 09/11/2023 Property Type: Apartment

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





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