

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

503/79 RIVER STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$980,000

&

\$1,070,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

701/700 CHAPEL STREET SOUTH YARRA VIC 3141	\$995,000	02-Feb-24
1004/243 TOORAK ROAD SOUTH YARRA VIC 3141	\$1,000,000	26-Feb-24
202/800 CHAPEL STREET SOUTH YARRA VIC 3141	\$1,005,000	28-Nov-23

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 6 months.

This Statement of Information was prepared on: 04 April 2024



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701/700 CHAPEL STREET SOUTH
YARRA VIC 3141

2 2 2

Sold Price **\$995,000** Sold Date **02-Feb-24**

Distance **0.08km**



1004/243 TOORAK ROAD SOUTH
YARRA VIC 3141

2 2 2

Sold Price ^{RS} **\$1,000,000** ^{UN} Sold Date **26-Feb-24**

Distance **0.37km**



202/800 CHAPEL STREET SOUTH
YARRA VIC 3141

2 2 1

Sold Price **\$1,005,000** Sold Date **28-Nov-23**

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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