

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

505/681 CHAPEL 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jan 2023

to

31 Dec 2023

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

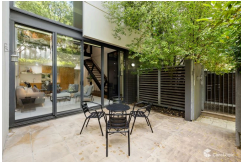
Date of sale

| | | |
|---|-------------|-----------|
| 22 CHAPEL MEWS SOUTH YARRA VIC 3141 | \$722,000 | 05-Dec-23 |
| 1109/800 CHAPEL STREET SOUTH YARRA VIC 3141 | \$1,130,000 | 01-Dec-23 |
| 117/657 CHAPEL STREET SOUTH YARRA VIC 3141 | \$790,000 | 02-Dec-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: 16 January 2024


22 CHAPEL MEWS SOUTH YARRA VIC 3141

1 1 1

Sold Price

^{RS} **\$722,000** ^{UN}

 Sold Date **05-Dec-23**

 Distance **0.17km**

1109/800 CHAPEL STREET SOUTH YARRA VIC 3141

2 2 2

Sold Price

^{RS} **\$1,130,000**

 Sold Date **01-Dec-23**

 Distance **0.13km**

117/657 CHAPEL STREET SOUTH YARRA VIC 3141

2 1 1

Sold Price

^{RS} **\$790,000**

 Sold Date **02-Dec-23**

 Distance **0.21km**

2803/35 MALCOLM STREET SOUTH YARRA VIC 3141

2 2 1

Sold Price

^{RS} **\$850,000**

 Sold Date **17-Dec-23**

 Distance **0.22km**

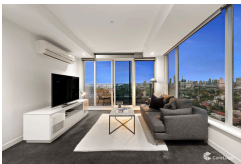
401/12 YARRA STREET SOUTH YARRA VIC 3141

2 2 1

Sold Price

^{RS} **\$725,000**

 Sold Date **03-Nov-23**

 Distance **0.35km**

2005/7 YARRA STREET SOUTH YARRA VIC 3141

2 2 2

Sold Price

^{RS} **\$790,000**

 Sold Date **11-Nov-23**

 Distance **0.41km**
RS = Recent sale

UN = Undisclosed Sale

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