

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 602/3 Chapel Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$665,000

Median sale price

Median price \$605,000

Property Type Unit

Suburb South Yarra

Period - From 01/07/2023

to 30/09/2023

Source 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.

	Address of comparable property	Price	Date of sale
1	707/800 Chapel St SOUTH YARRA 3141	\$630,000	22/07/2023
2	202/1 Margaret St RICHMOND 3121	\$650,000	05/10/2023
3	4/24 Tanner St RICHMOND 3121	\$665,000	18/11/2023




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:

06/12/2023 15:17






1
Secure basement car space & 1 storage cage

1 **1**

Indicative Selling Price
 \$665,000
Median Unit Price
 September quarter 2023: \$605,000

Property Type: Apartment (Res)
Land Size: 83 in total size sqm approx
 Agent Comments

Comparable Properties



707/800 Chapel St SOUTH YARRA 3141 (REI/VG)

Agent Comments

 **1**  **1**  **1**

Price: \$630,000
Method: Auction Sale
Date: 22/07/2023
Property Type: Apartment



202/1 Margaret St RICHMOND 3121 (REI)

Agent Comments

 **1**  **1**  **1**

Price: \$650,000
Method: Sold Before Auction
Date: 05/10/2023
Property Type: Apartment



4/24 Tanner St RICHMOND 3121 (REI)

Agent Comments

 1  1  1

Price: \$665,000

Method: Auction Sale

Date: 18/11/2023

Property Type: Apartment

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



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