Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	l for	sale
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Address	602/3 Chapel Street, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$665,000

Median sale price

Median price \$6	05,000 P	roperty 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

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

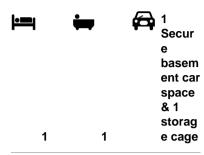
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/12/2023 15:17









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)





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

Property Type: Apartment

Agent Comments



202/1 Margaret St RICHMOND 3121 (REI)







Price: \$650,000

Method: Sold Before Auction

Date: 05/10/2023

Property Type: Apartment

Agent Comments

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











Agent Comments

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



