

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

605/800 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

\$850,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

South Yarra

Period-from

01 May 2023

to

30 Apr 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

2803/35 MALCOLM STREET SOUTH YARRA VIC 3141	\$850,000	17-Dec-23
1307/1 ALMEIDA CRESCENT SOUTH YARRA VIC 3141	\$878,000	05-Dec-23
5/45 ROCKLEY ROAD SOUTH YARRA VIC 3141	\$895,000	17-Feb-24

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: 09 May 2024



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**2803/35 MALCOLM STREET
SOUTH YARRA VIC 3141**

2 2 1

Sold Price **\$850,000** Sold Date **17-Dec-23**

Distance **0.1km**

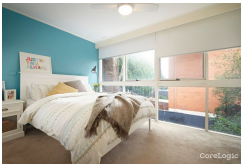


**1307/1 ALMEIDA CRESCENT
SOUTH YARRA VIC 3141**

2 2 1

Sold Price **\$878,000** Sold Date **05-Dec-23**

Distance **0.37km**



**5/45 ROCKLEY ROAD SOUTH
YARRA VIC 3141**

2 1 1

Sold Price **\$895,000** Sold Date **17-Feb-24**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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