

# 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

704/666 Chapel Street, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,500,000

### Median sale price

Median price \$564,250 Property Type Unit Suburb South Yarra

Period - From 01/01/2024 to 31/03/2024 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	G01/1 Wallace Av TOORAK 3142	\$1,599,000	25/05/2024
2	703/661 Chapel St SOUTH YARRA 3141	\$1,360,000	02/04/2024
3	301/42 Ralston St SOUTH YARRA 3141	\$1,310,000	17/05/2024

**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:

05/06/2024 17:14

Michael Tynan  
03 9520 9000  
0430 163 902

mtynan@bigginScott.com.au

**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median Unit Price**

March quarter 2024: \$564,250



2   2   2

**Rooms:** 5

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**G01/1 Wallace Av TOORAK 3142 (REI)**

2   2   1

**Price:** \$1,599,000

**Method:** Private Sale

**Date:** 25/05/2024

**Property Type:** Apartment

Agent Comments

2 x bed, 2 x bath, 1 x car - contemporary apartment, 0.99km from subject property



**703/661 Chapel St SOUTH YARRA 3141 (VG)**

2   -   -

**Price:** \$1,360,000

**Method:** Sale

**Date:** 02/04/2024

**Property Type:** Strata Unit/Flat

Agent Comments

Chapel St location, 0.15km from subject property, 2 x bed, 2 x bath - contemporary apartment



**301/42 Ralston St SOUTH YARRA 3141 (REI)**

2   2   2

**Price:** \$1,310,000

**Method:** Private Sale

**Date:** 17/05/2024

**Property Type:** Apartment

Agent Comments

2 x bed, 2 x bath, 2 x car contemporary apartment, 0.8km from subject property

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140