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

418/681 Chapel Street, South Yarra Vic 3141

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	/underquot	ing		
Range betweer	\$390,000		&		\$425,000			
Median sale p	rice							
Median price	\$600,000	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	608/12 Yarra St SOUTH YARRA 3141	\$420,000	29/09/2024
2	704/229 Toorak Rd SOUTH YARRA 3141	\$380,000	03/08/2024
3	5/276a Domain Rd SOUTH YARRA 3141	\$410,000	17/07/2024

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:

09/12/2024 09:27



418/681 Chapel Street, South Yarra Vic 3141







Property Type: Strata Unit/Flat Agent Comments

Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> **Indicative Selling Price** \$390,000 - \$425,000 **Median Unit Price** September quarter 2024: \$600,000

Comparable Properties



Price: \$420,000 Method: Sale Date: 29/09/2024 Property Type: Strata Unit/Flat

608/12 Yarra St SOUTH YARRA 3141 (VG)

704/229 Toorak Rd SOUTH YARRA 3141 (REI/VG)



Agent Comments

Agent Comments

Agent Comments





Price: \$380,000 Method: Private Sale Date: 03/08/2024 Property Type: Unit

1



5/276a Domain Rd SOUTH YARRA 3141 (VG)

1

Price: \$410,000 Method: Sale Date: 17/07/2024 Property Type: Strata Unit/Flat

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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