

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 **102/681 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)

Range between **\$580,000** & **\$630,000**

Median sale price

Median price **\$680,000** Property type **Unit** Suburb **South Yarra**
Period - From **01/07/2024** to **30/09/2024** Source **REIV**

Comparable property sales

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. 504/8 Daly Street South Yarra VIC 3141 | \$590,000.00 | 22/08/2024 |
| 2. 1606/14 Claremont Street South Yarra VIC 3141 | \$595,000.00 | 05/09/2024 |
| 3. 611/18 Claremont Street South Yarra VIC 3141 | \$615,000.00 | 18/10/2024 |

This Statement of Information was prepared on: **20/11/2024**