

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 304/681 Chapel Street, South Yarra, VIC 3141

Indicative selling price

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

Price Range

\$625,000

&

\$640,000

Median sale price

Median price

\$652,500

Property Type

Apartment

Suburb

South Yarra (3141)

Period - From

02/10/2023

to

02/10/2024

Source

REA

Comparable property sales

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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

903/8 DALY STREET, SOUTH YARRA VIC 3141	\$650,000	01/07/2024
514/8 DALY STREET, SOUTH YARRA VIC 3141	\$660,000	09/07/2024
1816/7 CLAREMONT STREET, SOUTH YARRA VIC 3141	\$650,000	15/05/2024

This Statement of Information was prepared on: 02/10/2024