

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 403/681 Chapel Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$659,000

Median sale price

Median price \$562,500 House Unit X Suburb South Yarra

Period - From 01/04/2019 to 30/06/2019 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
1 702/800 Chapel St SOUTH YARRA 3141	\$734,000	11/05/2019
2 1004/681 Chapel St SOUTH YARRA 3141	\$686,000	23/05/2019
3 1109/681 Chapel St SOUTH YARRA 3141	\$661,500	27/03/2019

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.



2 2 1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$659,000

Median Unit Price

June quarter 2019: \$562,500

Comparable Properties



702/800 Chapel St SOUTH YARRA 3141
(REI/VG)

Agent Comments

2 2 1

Price: \$734,000

Method: Private Sale

Date: 11/05/2019

Rooms: -

Property Type: Apartment



1004/681 Chapel St SOUTH YARRA 3141
(REI/VG)

Agent Comments

2 2 1

Price: \$686,000

Method: Private Sale

Date: 23/05/2019

Rooms: -

Property Type: Apartment

1109/681 Chapel St SOUTH YARRA 3141 (VG)

Agent Comments

2 - -

Price: \$661,500

Method: Sale

Date: 27/03/2019

Rooms: -

Property Type: Strata Unit/Flat