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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	403/681 Chapel Street, South Yarra Vic 3141
Including suburb and	
postcode	

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	Hou	se	Unit	Х	Suk	ourb	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.

Ad	dress 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 Chanel 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.

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> Indicative Selling Price \$659,000 Median Unit Price June quarter 2019: \$562,500



2 🙀 2 🏳 1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



702/800 Chapel St SOUTH YARRA 3141

(REI/VG)

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2

A 1

Price: \$734,000 Method: Private Sale Date: 11/05/2019

Rooms: -

Property Type: Apartment

Agent Comments

Agent Comments

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1004/681 Chapel St SOUTH YARRA 3141

(REI/VG)

2

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A

Price: \$686,000 **Method:** Private Sale **Date:** 23/05/2019

Rooms: -

Property Type: Apartment

1109/681 Chapel St SOUTH YARRA 3141 (VG)

.....

Price: \$661,500 Method: Sale

Date: 27/03/2019

Rooms: -

-2

Property Type: Strata Unit/Flat

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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