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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	101/657 Chapel Street, South Yarra Vic 3141
Indicative selling price	;e
For the meaning of this p	orice see consumer.vic.gov.au/underquoting

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\$560,000

Median sale price

Range between \$530,000

Median price	\$560,000	Hou	se	Unit	Х		Suburb	South Yarra
Period - From	01/01/2018	to	31/03/2018		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	6/18 Tintern Av TOORAK 3142	\$560,000	03/03/2018
2	402/700 Chapel St SOUTH YARRA 3141	\$540,000	22/01/2018
3	210/657 Chapel St SOUTH YARRA 3141	\$535,000	25/11/2017

OR

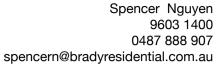
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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Indicative Selling Price \$530,000 - \$560,000 **Median Unit Price** March quarter 2018: \$560,000





Property Type: Agent Comments

Comparable Properties



6/18 Tintern Av TOORAK 3142 (REI)



Price: \$560,000 Method: Auction Sale Date: 03/03/2018

Rooms: 2

Property Type: Apartment

Agent Comments



402/700 Chapel St SOUTH YARRA 3141

(REI/VG)







Price: \$540,000 Method: Private Sale Date: 22/01/2018

Rooms: -

Property Type: Apartment

Agent Comments



210/657 Chapel St SOUTH YARRA 3141

(REI/VG)







Price: \$535,000 Method: Auction Sale Date: 25/11/2017

Rooms: -

Property Type: Apartment

Agent Comments

