

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

402/700 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)

Single Price

or range
between

\$590,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

2/3 CHAPEL MEWS SOUTH YARRA VIC 3141

\$600,400

15-Nov-23

3/17 ALFRED STREET PRAHRAN VIC 3181

\$610,000

26-Aug-23

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 6 months.

This Statement of Information was prepared on: 16 February 2024



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**2/3 CHAPEL MEWS SOUTH YARRA
VIC 3141**

Sold Price

^{RS} **\$600,400** ^{UN}

Sold Date

15-Nov-23

1

1

1

Distance

0.11km



**3/17 ALFRED STREET PRAHRAN
VIC 3181**

Sold Price

\$610,000

Sold Date

26-Aug-23

1

1

1

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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