

## 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

CHAPEL STREET SOUTH YARRA VIC 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$705,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Nov 2023

to

31 Oct 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

604/651 CHAPEL STREET SOUTH YARRA VIC 3141	\$245,000	12-Jan-24
711/35 MALCOLM STREET SOUTH YARRA VIC 3141	\$530,000	08-Jan-24
1001/1 ALMEIDA CRESCENT SOUTH YARRA VIC 3141	\$620,000	25-Jul-24

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: 27 November 2024



## 604/651 CHAPEL STREET SOUTH YARRA VIC 3141

1 1 -

Sold Price

**\$245,000**

Sold Date

**12-Jan-24**

Distance

**0.09km**



## 711/35 MALCOLM STREET SOUTH YARRA VIC 3141

1 1 -

Sold Price

**\$530,000**

Sold Date

**08-Jan-24**

Distance

**0.12km**



## 1001/1 ALMEIDA CRESCENT SOUTH YARRA VIC 3141

1 1 1

Sold Price

**\$620,000**

Sold Date

**25-Jul-24**

Distance

**0.14km**

RS = Recent sale

UN = Undisclosed Sale

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