

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

603/681 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

\$630,000

&

\$655,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$601,250

Property type

Unit

Suburb

South Yarra

Period-from

01 Mar 2021

to

28 Feb 2022

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

1906/7 Yarra Street South Yarra VIC 3141	\$720,000	22-Oct-21
505/48 Claremont Street South Yarra VIC 3141	\$680,000	25-Aug-21
1811/50-54 Claremont Street South Yarra VIC 3141	\$688,800	04-Jan-22

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: 01 March 2022



**1906/7 Yarra Street South Yarra
VIC 3141**

 2  2  2

Sold Price

\$720,000

Sold Date

22-Oct-21

Distance

0.42km



**505/48 Claremont Street South
Yarra VIC 3141**

 2  2  1

Sold Price

\$680,000

Sold Date

25-Aug-21

Distance

0.25km



**1811/50-54 Claremont Street South
Yarra VIC 3141**

 2  2  1

Sold Price

\$688,800

Sold Date

04-Jan-22

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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