

## 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

804/800 Chapel Street, South Yarra Vic 3141

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$550,000

&amp;

\$600,000

## Median sale price

Median price

\$621,000

House

Unit

X

Suburb

South Yarra

Period - From

01/07/2017

to

30/09/2017

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.

	Address of comparable property	Price	Date of sale
1	24 Chapel Mews SOUTH YARRA 3141	\$645,000	29/07/2017
2	509/227 Toorak Rd SOUTH YARRA 3141	\$590,000	16/05/2017
3	1107/800 Chapel St SOUTH YARRA 3141	\$547,000	04/05/2017

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.~~



 1    2    1

**Rooms:**

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**24 Chapel Mews SOUTH YARRA 3141 (REI)**

 1    1    1

**Price:** \$645,000

**Method:** Auction Sale

**Date:** 29/07/2017

**Rooms:** 2

**Property Type:** Apartment

**Agent Comments**

same style apartment with mezzanine, but only one toilet and is set back from chapel street



**509/227 Toorak Rd SOUTH YARRA 3141 (REI)**

 1    1    1

**Price:** \$590,000

**Method:** Private Sale

**Date:** 16/05/2017

**Rooms:** 3

**Property Type:** Apartment

**Agent Comments**



**1107/800 Chapel St SOUTH YARRA 3141 (VG)**

 1    -    -

**Price:** \$547,000

**Method:** Sale

**Date:** 04/05/2017

**Rooms:** -

**Property Type:** Strata Unit/Flat

**Agent Comments**

Same building but single level and only one toilet