

# 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

1205/665 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 \$450,000 & \$490,000

### Median sale price

Median price \$627,500 Property Type Unit Suburb South Yarra

Period - From 01/01/2020 to 31/12/2020 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	407/57 Toorak Rd SOUTH YARRA 3141	\$476,000	21/01/2021
2	206/9 Darling St SOUTH YARRA 3141	\$475,000	02/10/2020
3	206/163 Cremorne St CREMORNE 3121	\$450,000	05/12/2020

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.~~

This Statement of Information was prepared on:

12/02/2021 13:34

James Burne

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**Indicative Selling Price**

\$450,000 - \$490,000

**Median Unit Price**

Year ending December 2020: \$627,500



1 1 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**407/57 Toorak Rd SOUTH YARRA 3141 (REI)**

**Agent Comments**

1 1 1

**Price:** \$476,000

**Method:** Private Sale

**Date:** 21/01/2021

**Property Type:** Apartment



**206/9 Darling St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$475,000

**Method:** Sold Before Auction

**Date:** 02/10/2020

**Property Type:** Apartment



**206/163 Cremorne St CREMORNE 3121 (REI)**

**Agent Comments**

1 1 1

**Price:** \$450,000

**Method:** Private Sale

**Date:** 05/12/2020

**Rooms:** 4

**Property Type:** Apartment