

## 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

1507/665 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$710,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$572,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Mar 2023

to

29 Feb 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

803/700 CHAPEL STREET SOUTH YARRA VIC 3141	\$762,500	08-Dec-23
1906/50-54 CLAREMONT STREET SOUTH YARRA VIC 3141	\$760,000	11-Nov-22
1506/48 CLAREMONT STREET SOUTH YARRA VIC 3141	\$770,000	03-Oct-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: 17 March 2024

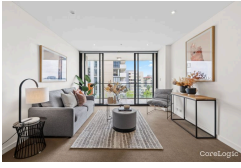


Kevin Zhang

P 0431 336 488

M 0431 336 488

E kevin.zhang@ereal.com.au



**803/700 CHAPEL STREET SOUTH  
YARRA VIC 3141**

Sold Price

**\$762,500**

Sold Date **08-Dec-23**

2 2 1

Distance **0.07km**



**1906/50-54 CLAREMONT STREET  
SOUTH YARRA VIC 3141**

Sold Price

**\$760,000**

Sold Date **11-Nov-22**

2 2 1

Distance **0.14km**



**1506/48 CLAREMONT STREET  
SOUTH YARRA VIC 3141**

Sold Price

**\$770,000**

Sold Date **03-Oct-23**

2 2 1

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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