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

303/657 Chapel Street, South Yarra Vic 3141

Indicative selling price

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Single price \$820,000

Median sale price

Median price	\$780,000	Pro	perty Type Un	it		Suburb	South Yarra
Period - From	01/10/2019	to	31/12/2019] So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	308/657 Chapel St SOUTH YARRA 3141	\$820,000	31/07/2019
2	1/27 Queens Rd MELBOURNE 3004	\$805,000	14/09/2019
3	1/267 Williams Rd SOUTH YARRA 3141	\$800,000	20/09/2019

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:

18/02/2020 11:06









Property Type: Agent Comments Indicative Selling Price \$820,000 Median Unit Price December quarter 2019: \$780,000

Comparable Properties



308/657 Chapel St SOUTH YARRA 3141 (REI/VG)



Price: \$820,000 Method: Private Sale Date: 31/07/2019 Rooms: 5 Property Type: Apartment

Agent Comments

Agent Comments



Price: \$805,000 Method: Auction Sale Date: 14/09/2019 Property Type: Apartment

1/267 Williams Rd SOUTH YARRA 3141 (VG)

1/27 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$800,000 Method: Sale Date: 20/09/2019 Property Type: Strata Unit/Flat

Account - RT Edgar | P: 03 9592 9299 | F: 03 9592 8234



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.