

# 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

1602/7 Yarra 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)

Single price

\$775,000

### Median sale price

Median price

\$625,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/07/2019

to

30/06/2020

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.

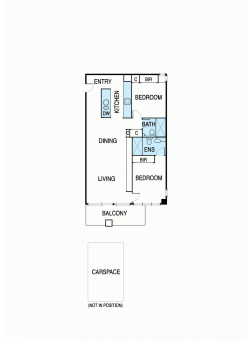
	Address of comparable property	Price	Date of sale
1	702/666 Chapel St SOUTH YARRA 3141	\$800,000	07/05/2020
2	1502/681 Chapel St SOUTH YARRA 3141	\$749,990	25/05/2020
3	1/22 Rockley Rd SOUTH YARRA 3141	\$710,000	16/07/2020

**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:

28/09/2020 10:13



2   
 2   
 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$775,000

**Median Unit Price**

Year ending June 2020: \$625,000

## Comparable Properties



**702/666 Chapel St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$800,000

**Method:** Private Sale

**Date:** 07/05/2020

**Property Type:** Apartment

**1502/681 Chapel St SOUTH YARRA 3141 (VG)**

Agent Comments

2   
 -   
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**Price:** \$749,990

**Method:** Sale

**Date:** 25/05/2020

**Property Type:** Strata Unit/Flat



**1/22 Rockley Rd SOUTH YARRA 3141 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$710,000

**Method:** Sold Before Auction

**Date:** 16/07/2020

**Property Type:** Apartment