

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

903/665 CHAPEL STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$800,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Aug 2023

to

31 Jul 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

506/400 ST KILDA ROAD MELBOURNE VIC 3004	780000	28-Jun-24
2/3 ANCHOR PLACE PRAHRAN VIC 3181	800000	18-May-24

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.

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**506/400 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price

^{RS} **780000** Sold Date **28-Jun-24**

Distance **1.94km**



2/3 ANCHOR PLACE PRAHRAN VIC 3181 Sold Price

800000 Sold Date **18-May-24**

 2  2  1

Distance **1.61km**

RS = Recent sale **UN** = Undisclosed Sale

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