

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 4/19 Chambers Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$639,000 Property Type Unit Suburb South Yarra

Period - From 01/01/2021 to 31/03/2021 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	9/43 Wilson St SOUTH YARRA 3141	\$2,690,000	03/03/2021
2	1701/430 St Kilda Rd MELBOURNE 3004	\$2,500,000	05/02/2021
3	1b Ormsby Gr TOORAK 3142	\$2,450,000	17/03/2021

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: 05/05/2021 16:13



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$2,300,000 - \$2,500,000

Median Unit Price

March quarter 2021: \$639,000

Comparable Properties

9/43 Wilson St SOUTH YARRA 3141 (VG)

Agent Comments

3 - -

Price: \$2,690,000

Method: Sale

Date: 03/03/2021

Property Type: Strata Unit/Flat



1701/430 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments

3 - -

Price: \$2,500,000

Method: Sale

Date: 05/02/2021

Property Type: Subdivided Flat - Single OYO Flat



1b Ormsby Gr TOORAK 3142 (REI)

Agent Comments

3 3 3

Price: \$2,450,000

Method: Private Sale

Date: 17/03/2021

Property Type: Unit