

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 607/681 Chapel Street, South Yarra Vic 3141

Indicative selling price

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

range between \$440,000 & \$484,000

Median sale price

Median price \$560,000 Unit X Suburb South Yarra

Period - From 01/01/2018 to 31/03/2018 Source REIV

Comparable property sales

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
15/19 Yarra Street, South Yarra	\$453,000	03/03/2018
111/1 Clara Street, South Yarra	\$445,500	12/02/2018
402/700 Chapel Street, South Yarra	\$540,000	22/01/2018