

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

411/681 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

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,750

Property type

Unit

Suburb

South Yarra

Period-from

01 Jul 2021

to

30 Jun 2022

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

1302/48 CLAREMONT STREET SOUTH YARRA VIC 3141	\$650,000	11-Apr-22
1402/35 MALCOLM STREET SOUTH YARRA VIC 3141	\$560,000	19-Mar-22
2404/35 MALCOLM STREET SOUTH YARRA VIC 3141	\$650,000	07-May-22

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.~~

This Statement of Information was prepared on: 02 July 2022



**1302/48 CLAREMONT STREET
SOUTH YARRA VIC 3141**

2 1 1

Sold Price

\$650,000

Sold Date

11-Apr-22

Distance

0.25km



**1402/35 MALCOLM STREET SOUTH
YARRA VIC 3141**

2 1 1

Sold Price

\$560,000

Sold Date

19-Mar-22

Distance

0.26km



**2404/35 MALCOLM STREET
SOUTH YARRA VIC 3141**

2 1 1

Sold Price

\$650,000

Sold Date

07-May-22

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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