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	704/665 Chapel Street, South Yarra Vic 3141

Indicative selling price

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

Single price $879,000

Median sale price

Median price $620,000 Property Type Unit Suburb South Yarra

Period - From 01/10/2022 to 31/12/2022 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.

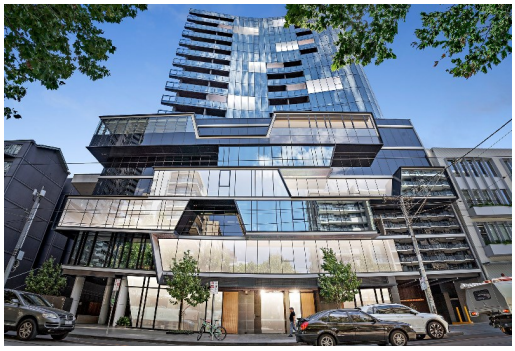
	Address of comparable property	Price	Date of sale
1	106/15 Cromwell Rd SOUTH YARRA 3141	$874,000	04/11/2022
2	404/19 Queens Rd MELBOURNE 3004	$870,000	25/11/2022
3	203/243 Toorak Rd SOUTH YARRA 3141	$869,999	16/01/2023

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: 22/02/2023 21:34

704/665 Chapel Street, South Yarra Vic 3141



2 | 2 | 1 Secure normal car space plus storage cage

Property Type: Apartment
Land Size: 109 sqm approx

Agent Comments

Indicative Selling Price
$879,000
Median Unit Price
December quarter 2022: $620,000

Comparable Properties



106/15 Cromwell Rd SOUTH YARRA 3141 (REI/VG)

2 | 2 | 1

Price: $874,000
Method: Private Sale
Date: 04/11/2022
Property Type: Apartment

Agent Comments



404/19 Queens Rd MELBOURNE 3004 (REI)

2 | 2 | 1

Price: $870,000
Method: Sold Before Auction
Date: 25/11/2022
Property Type: Unit

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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203/243 Toorak Rd SOUTH YARRA 3141 (VG)

2 - -

Agent Comments

Price: $869,999
Method: Sale
Date: 16/01/2023
Property Type: Strata Unit/Flat

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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