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	103/657 Chapel Street, South Yarra Vic 3141

Indicative selling price

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

Single price $469,995

Median sale price

Median price $657,500 Property Type Unit Suburb South Yarra

Period - From 01/10/2020 to 31/12/2020 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	206/9 Darling St SOUTH YARRA 3141	$475,000	02/10/2020
2	6/28 Raleigh St WINDSOR 3181	$469,000	10/03/2021
3	5/58 The Avenue WINDSOR 3181	$462,500	05/02/2021

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: 30/03/2021 16:37

103/657 Chapel Street, South Yarra Vic 3141



Property Type:
Agent Comments

Indicative Selling Price
$469,995
Median Unit Price
December quarter 2020: $657,500

Comparable Properties



206/9 Darling St SOUTH YARRA 3141 (REI/VG)

1 | 1 | 1

Agent Comments

Price: $475,000
Method: Sold Before Auction
Date: 02/10/2020
Property Type: Apartment



6/28 Raleigh St WINDSOR 3181 (REI)

2 | 1 | 1

Agent Comments

Price: $469,000
Method: Sold Before Auction
Date: 10/03/2021
Property Type: Apartment



5/58 The Avenue WINDSOR 3181 (REI/VG)

1 | 1 | 1

Agent Comments

Price: $462,500
Method: Sold Before Auction
Date: 05/02/2021
Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.