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	408/800 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	$750,000	&	$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$616,500	Property type	Unit	Suburb	South Yarra
Period-from	01 Jun 2021	to	31 May 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
710/700 CHAPEL STREET SOUTH YARRA VIC 3141	$760,000	14-May-22
204/68 ARGO STREET SOUTH YARRA VIC 3141	$830,000	15-Dec-21
804/700 CHAPEL STREET SOUTH YARRA VIC 3141	$900,000	11-Dec-21

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: 01 June 2022

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710/700 CHAPEL STREET SOUTH YARRA VIC 3141

2 2 1

Sold Price RS **$760,000** Sold Date **14-May-22**

Distance **-**



204/68 ARGO STREET SOUTH YARRA VIC 3141

2 1 1

Sold Price **$830,000** Sold Date **15-Dec-21**

Distance **-**



804/700 CHAPEL STREET SOUTH YARRA VIC 3141

2 2 1

Sold Price **$900,000** Sold Date **11-Dec-21**

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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