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	810/700 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	$960,000	&	$1,056,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$560,000	Property type	Unit	Suburb	South Yarra
Period-from	01 May 2023	to	30 Apr 2024	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
701/700 CHAPEL STREET SOUTH YARRA VIC 3141	$995,000	02-Feb-24
902/700 CHAPEL STREET SOUTH YARRA VIC 3141	$920,000	05-Aug-23
103/101 RIVER STREET SOUTH YARRA VIC 3141	$1,021,021	26-Apr-24

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: 07 May 2024

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701/700 CHAPEL STREET SOUTH YARRA VIC 3141

2 2 2

Sold Price **$995,000** Sold Date **02-Feb-24**

Distance **0km**



902/700 CHAPEL STREET SOUTH YARRA VIC 3141

2 2 2

Sold Price **$920,000** Sold Date **05-Aug-23**

Distance **0km**



103/101 RIVER STREET SOUTH YARRA VIC 3141

2 2 2

Sold Price RS **$1,021,021** Sold Date **26-Apr-24**

Distance **0.18km**

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

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