

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

804/649 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

\$770,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

Other

Suburb

South Yarra

Period-from

01 Oct 2018

to

30 Sep 2019

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

1110/50 Albert Road South Melbourne VIC 3205	\$630,000	13-Jun-18
818/74 Queens Road Melbourne VIC 3004	\$580,000	12-Jul-18

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.

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**1110/50 Albert Road South
Melbourne VIC 3205**

 2  2  1

Sold Price

\$630,000

Sold Date

13-Jun-18

Distance

2.2km



**818/74 Queens Road Melbourne
VIC 3004**

 2  2  1

Sold Price

\$580,000

Sold Date

12-Jul-18

Distance

2.16km

RS = Recent sale

UN = Undisclosed Sale

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