

Statement of Information

24th July 2018

1203/ 661 Chapel Street, South Yarra

2 bed, 2 bath, 1 car plus study



Indicative Selling Price

Range between **1,520,000 – 1,680,000**

Median Sale Price - \$630,000 for a three bedroom unit in suburb South Yarra as of 25th July 2018. Sourced from www.realestate.com.au

Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 24 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	<i>Address</i>	<i>Features</i>	<i>Sale Date</i>	<i>Sale Price</i>
1.	1/119 Alexandra Avenue South Yarra	2 bed 2 bath 1 car	21 Mar 2018	\$1,100,000
2.	1901/661 Chapel Street South Yarra	2 bed 2 bath 1 car	22 Aug 2016	\$1,479,000
3.	1/1 Alexandra Avenue South Yarra	2 bed 2 bath 1 car	18 Nov 2017	\$1,950,000

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.