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	1314/35 Malcolm 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	$470,000	&	$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$607,500	Property type	Unit	Suburb	South Yarra
Period-from	01 Feb 2021	to	31 Jan 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
417/35 Malcolm Street South Yarra VIC 3141	$371,000	14-Jan-22
804/35 Malcolm Street South Yarra VIC 3141	$555,500	02-Feb-22
412/35 Malcolm Street South Yarra VIC 3141	$527,500	15-Jan-22

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: 08 Sep 2024

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417/35 Malcolm Street South Yarra VIC 3141

1 1 2

Sold Price RS **$371,000** Sold Date **14-Jan-22**

Distance **-**



804/35 Malcolm Street South Yarra VIC 3141

2 1 1

Sold Price RS **$555,500** Sold Date **02-Feb-22**

Distance **-**



412/35 Malcolm Street South Yarra VIC 3141

2 1 1

Sold Price RS **$527,500** UN Sold Date **15-Jan-22**

Distance **-**

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

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