

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

703/35 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

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

105/31 MALCOLM STREET SOUTH YARRA VIC 3141	\$270,000	23-Mar-23
207/31 MALCOLM STREET SOUTH YARRA VIC 3141	\$250,000	08-Jan-23
413/31 MALCOLM STREET SOUTH YARRA VIC 3141	\$290,000	11-Jun-23

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: 06 May 2024

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105/31 MALCOLM STREET SOUTH Sold Price **\$270,000** Sold Date **23-Mar-23**
YARRA VIC 3141

🛏️ 1 🚿 1 🚗 -

Distance **0km**



207/31 MALCOLM STREET SOUTH Sold Price **\$250,000** Sold Date **08-Jan-23**
YARRA VIC 3141

🛏️ 1 🚿 1 🚗 -

Distance **0km**



413/31 MALCOLM STREET SOUTH Sold Price **\$290,000** Sold Date **11-Jun-23**
YARRA VIC 3141

🛏️ 1 🚿 1 🚗 -

Distance **0km**



306/35 MALCOLM STREET SOUTH Sold Price **\$330,000** Sold Date **03-Dec-23**
YARRA VIC 3141

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Distance **0km**



415/35 MALCOLM STREET SOUTH Sold Price **\$265,000** Sold Date **24-Jan-23**
YARRA VIC 3141

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Distance **0km**



425/35 MALCOLM STREET SOUTH Sold Price **\$450,000** Sold Date **03-Mar-24**
YARRA VIC 3141

🛏️ 2 🚿 1 🚗 1

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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707/35 MALCOLM STREET SOUTH Sold Price **\$620,000** Sold Date **01-May-23**
YARRA VIC 3141

 2  1  1

Distance **0km**



516/35 MALCOLM STREET SOUTH Sold Price **\$385,000** Sold Date **23-May-23**
YARRA VIC 3141

 1  1  -

Distance **0km**



1001/35 MALCOLM STREET SOUTH Sold Price **\$262,500** Sold Date **24-Feb-24**
YARRA VIC 3141

 1  1  -

Distance **0km**



1005/35 MALCOLM STREET SOUTH Sold Price **\$510,000** Sold Date **11-Apr-23**
YARRA VIC 3141

 2  1  1

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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