

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**401/35 Malcolm Street,  
SOUTH YARRA 3141**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$470,000 - \$517,000**

### Median sale price

Median **Unit** for **south yarra** for period **Apr 2017 - Apr 2017**

Sourced from **CoreLogic**.

**\$627,000**

### Comparable property sales

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

**505/35 Malcolm Street,**  
South Yarra 3141

**Price \$495,000** Sold 20  
February 2017

**1211/35 Malcolm Street,**  
South Yarra 3141

**Price \$532,000** Sold 17  
January 2017

**1706/35 Malcolm Street,**  
South Yarra 3141

**Price \$560,000** Sold 30  
November 2016

This Statement of Information was prepared on 16th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from CoreLogic.

Unit



2 beds



1 baths



1 parking

#### Ace Real Estate

Shop 4/4 Neville Avenue,  
Laverton VIC 3028

#### Contact agents



**Damon Ng**

8393 5500  
0432 418 455  
[damon@acerealestate.com.au](mailto:damon@acerealestate.com.au)



**Haresh Mutreja**

03 9931 1333  
0423 611 116  
[haresh@acerealestate.com.au](mailto:haresh@acerealestate.com.au)