

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

412/35 Malcolm Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$495,000

&

\$544,500

Median sale price

Median price

\$647,900

Property Type

Unit

Suburb

South Yarra

Period - From

01/07/2021

to

30/09/2021

Source

REIV

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 six 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
1	1220/35 Malcolm St SOUTH YARRA 3141	\$555,000	16/06/2021
2	715/3 Yarra St SOUTH YARRA 3141	\$521,000	06/08/2021
3	1015/8 Daly St SOUTH YARRA 3141	\$520,000	29/04/2021

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 six months.~~

This Statement of Information was prepared on:

26/10/2021 15:01



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$495,000 - \$544,500

Median Unit Price

September quarter 2021: \$647,900

Comparable Properties

1220/35 Malcolm St SOUTH YARRA 3141 (VG) **Agent Comments**

2 - -

Price: \$555,000

Method: Sale

Date: 16/06/2021

Property Type: Strata Unit/Flat



715/3 Yarra St SOUTH YARRA 3141 (REI/VG) **Agent Comments**

2 1 1

Price: \$521,000

Method: Private Sale

Date: 06/08/2021

Property Type: Apartment

1015/8 Daly St SOUTH YARRA 3141 (VG) **Agent Comments**

2 - -

Price: \$520,000

Method: Sale

Date: 29/04/2021

Property Type: Strata Unit/Flat

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140