

## 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

1805/35 Malcolm Street South Yarra VIC 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$560,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$569,500

Property type

Unit

Suburb

South Yarra

Period-from

01 May 2019

to

30 Apr 2020

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

2007/35 Malcolm Street South Yarra VIC 3141	\$641,000	06-Mar-20
921/35 Malcolm Street South Yarra VIC 3141	\$525,000	14-Jan-20
825/8 Daly Street South Yarra VIC 3141	\$552,000	20-Feb-20

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: 28 May 2020



**2007/35 Malcolm Street South Yarra VIC 3141**

2 1 1

Sold Price **\$641,000** Sold Date **06-Mar-20**

Distance **0.05km**

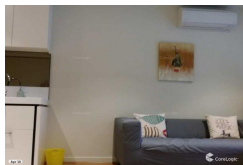


**921/35 Malcolm Street South Yarra VIC 3141**

2 1 1

Sold Price **\$525,000** Sold Date **14-Jan-20**

Distance **0.05km**



**825/8 Daly Street South Yarra VIC 3141**

2 1 1

Sold Price **\$552,000** Sold Date **20-Feb-20**

Distance **0.21km**

RS = Recent sale UN = Undisclosed Sale

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