

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

2208/35 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

\$390,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Sep 2020

to

31 Aug 2021

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

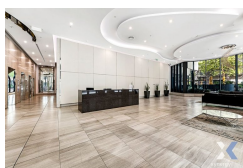
Date of sale

2408/35 Malcolm Street South Yarra VIC 3141	\$430,000	02-Mar-21
24/77 River Street South Yarra VIC 3141	-	23-Mar-21
103/657 Chapel Street South Yarra VIC 3141	\$475,000	04-May-21

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 September 2021



2408/35 Malcolm Street South Yarra VIC 3141

Sold Price

\$430,000

Sold Date

02-Mar-21

1 1 1

Distance

-



24/77 River Street South Yarra VIC 3141

Sold Price

- Sold Date

23-Mar-21

1 1 1

Distance

0.1km



103/657 Chapel Street South Yarra VIC 3141

Sold Price

\$475,000

Sold Date

04-May-21

1 1 1

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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