

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

2701/35 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$541,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jan 2024

to

31 Dec 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

1102/35 MALCOLM STREET SOUTH YARRA VIC 3141	\$585,000	16-Dec-24
1705/35 MALCOLM STREET SOUTH YARRA VIC 3141	\$550,000	21-Aug-24
1107/229 TOORAK ROAD SOUTH YARRA VIC 3141	\$562,500	11-Nov-24

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: 29 January 2025

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**1102/35 MALCOLM STREET SOUTH
YARRA VIC 3141**

Sold Price

^{RS} **\$585,000** ^{UN}

Sold Date **16-Dec-24**

2 1 1

Distance **0km**



**1705/35 MALCOLM STREET SOUTH
YARRA VIC 3141**

Sold Price

\$550,000

Sold Date **21-Aug-24**

2 1 1

Distance **0km**



**1107/229 TOORAK ROAD SOUTH
YARRA VIC 3141**

Sold Price

\$562,500

Sold Date **11-Nov-24**

2 1 1

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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