

## 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

711/35 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

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$582,499

Property type

Unit

Suburb

South Yarra

Period-from

01 Nov 2022

to

31 Oct 2023

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

1301/35 MALCOLM STREET SOUTH YARRA VIC 3141	\$535,000	21-Aug-23
1213/35 MALCOLM STREET SOUTH YARRA VIC 3141	\$540,000	26-Aug-23
1110/8 DALY STREET SOUTH YARRA VIC 3141	\$515,000	25-Aug-23

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: 16 November 2023



**1301/35 MALCOLM STREET SOUTH  
YARRA VIC 3141**

2 1 1

Sold Price

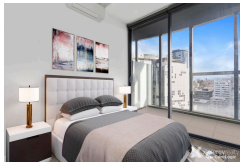
**\$535,000**

Sold Date

**21-Aug-23**

Distance

**0km**



**1213/35 MALCOLM STREET SOUTH  
YARRA VIC 3141**

2 1 1

Sold Price

**\$540,000**

Sold Date

**26-Aug-23**

Distance

**0.06km**



**1110/8 DALY STREET SOUTH  
YARRA VIC 3141**

2 1 1

Sold Price

<sup>RS</sup>**\$515,000**

Sold Date

**25-Aug-23**

Distance

**0.21km**

RS = Recent sale

UN = Undisclosed Sale

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