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

804/35 Malcolm Street, South Yarra Vic 3141

Indicative selling price

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For the meaning of the	13 price 3cc con	3umer.vic.gov.au/	underquoting

Single price \$549,000

Median sale price

Median price	\$647,900	Pro	perty Type Uni	t		Suburb	South Yarra
Period - From	01/07/2021	to	30/09/2021	So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1220/35 Malcolm St SOUTH YARRA 3141	\$555,000	16/06/2021
2	101/471 Malvern Rd SOUTH YARRA 3141	\$550,000	23/10/2021
3	509/15 Clifton St PRAHRAN 3181	\$550,000	25/11/2021

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:

07/12/2021 09:24





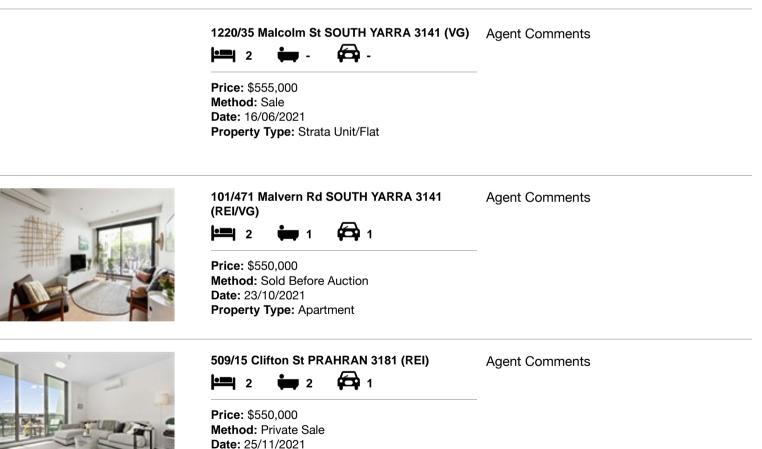




Rooms: 3 Property Type: Apartment Agent Comments Claudio Perruzza 9536 9230 0412 304 152 cperruzza@bigginscott.com.au

Indicative Selling Price \$549,000 Median Unit Price September quarter 2021: \$647,900

Comparable Properties



Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336

Property Type: Apartment



propertydata

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