

# 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

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$549,000

### Median sale price

Median price

\$647,900

Property Type

Unit

Suburb

South Yarra

Period - From

01/07/2021

to

30/09/2021

Source

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.

	Address 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



2 1 1

**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

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**Indicative Selling Price**  
\$549,000

**Median Unit Price**  
September quarter 2021: \$647,900

## Comparable Properties

1220/35 Malcolm St SOUTH YARRA 3141 (VG) Agent Comments

2 - -

**Price:** \$555,000  
**Method:** Sale  
**Date:** 16/06/2021  
**Property Type:** Strata Unit/Flat



101/471 Malvern Rd SOUTH YARRA 3141 (REI/VG) Agent Comments

2 1 1

**Price:** \$550,000  
**Method:** Sold Before Auction  
**Date:** 23/10/2021  
**Property Type:** Apartment



509/15 Clifton St PRAHRAN 3181 (REI) Agent Comments

2 2 1

**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 25/11/2021  
**Property Type:** Apartment

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