

## 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

2201/35 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

\$290,000

&

\$319,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$603,500

Property type

Unit

Suburb

South Yarra

Period-from

01 Dec 2020

to

30 Nov 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

1501/35 Malcolm Street South Yarra VIC 3141	\$300,000	20-May-21
305/31 Malcolm Street South Yarra VIC 3141	\$308,000	29-Sep-21
1011/14 Claremont Street South Yarra VIC 3141	\$300,000	29-Jun-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: 07 December 2021



**1501/35 Malcolm Street South Yarra VIC 3141** Sold Price

**\$300,000**

Sold Date **20-May-21**

1 1 -

Distance -



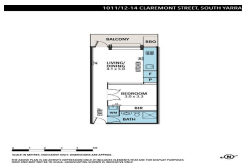
**305/31 Malcolm Street South Yarra VIC 3141** Sold Price

**\$308,000**

Sold Date **29-Sep-21**

1 1 -

Distance -



**1011/14 Claremont Street South Yarra VIC 3141** Sold Price

**\$300,000**

Sold Date **29-Jun-21**

1 1 -

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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