

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

2601/35 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

\$488,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

South Yarra

Period-from

01 May 2020

to

30 Apr 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

1013/35 Malcolm Street South Yarra VIC 3141	\$502,500	02-Feb-21
2205/35 Malcolm Street South Yarra VIC 3141	\$555,000	08-Dec-20
2402/35 Malcolm Street South Yarra VIC 3141	\$562,800	13-Mar-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: 05 May 2021



1013/35 Malcolm Street South Yarra VIC 3141 Sold Price **\$502,500** Sold Date **02-Feb-21**

 2  1  1

Distance -



2205/35 Malcolm Street South Yarra VIC 3141 Sold Price **\$555,000** Sold Date **08-Dec-20**

 2  1  1

Distance -



2402/35 Malcolm Street South Yarra VIC 3141 Sold Price **\$562,800** Sold Date **13-Mar-21**

 2  1  1

Distance -

RS = Recent sale UN = Undisclosed Sale

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