



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 415/31 Malcolm Street, South Yarra, 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$283,000.00 & \$300,000.00

Median sale price

Median price \$665,000.00 Property type Unit/Apartment Suburb SOUTH YARRA
Period - From Apr 2021 to Jun 2021 Source REIV

Comparable property sales

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
1501/35 Malcolm St SOUTH YARRA 3141	\$300,000.00	20/05/2021
103/3 Clara St SOUTH YARRA 3141	\$285,000.00	14/07/2021
1011/12-14 Claremont St SOUTH YARRA 3141	\$300,000.00	29/06/2021

This Statement of Information was prepared on: Thursday 29th July 2021