

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 904/35 Malcolm Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$635,000

Median sale price

Median price \$621,000 House Unit X Suburb South Yarra

Period - From 01/07/2017 to 30/09/2017 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	906/700 Chapel St SOUTH YARRA 3141	\$666,000	15/07/2017
2	1312/229 Toorak Rd SOUTH YARRA 3141	\$660,000	07/03/2017
3	304/229 Toorak Rd SOUTH YARRA 3141	\$630,000	28/06/2017

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.



2 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



906/700 Chapel St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Building just over the road

Price: \$666,000

Method: Auction Sale

Date: 15/07/2017

Rooms: 3

Property Type: Apartment



1312/229 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 2 1

Price: \$660,000

Method: Sold Before Auction

Date: 07/03/2017

Rooms: 3

Property Type: Apartment



304/229 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 2 1

Price: \$630,000

Method: Private Sale

Date: 28/06/2017

Rooms: 3

Property Type: Apartment