

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

2803/35 Malcolm Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$605,000 Property Type Unit Suburb South Yarra

Period - From 01/07/2023 to 30/09/2023 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	702/243 Toorak Rd SOUTH YARRA 3141	\$870,000	17/08/2023
2	808/243 Toorak Rd SOUTH YARRA 3141	\$847,500	28/04/2023
3	804/8 Garden St SOUTH YARRA 3141	\$825,000	18/07/2023

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:

24/10/2023 15:36



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

September quarter 2023: \$605,000

Comparable Properties



702/243 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$870,000

Method: Private Sale

Date: 17/08/2023

Property Type: Apartment

Land Size: 99.24 sqm approx



808/243 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$847,500

Method: Private Sale

Date: 28/04/2023

Property Type: Apartment



804/8 Garden St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$825,000

Method: Private Sale

Date: 18/07/2023

Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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