#### 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	1016/35 Malcolm Street, South Yarra Vic 3141
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$350,000	&	\$370,000

## Median sale price

Median price	\$608,000	Hou	ISE	Unit	х	Subur	South Yarra
Period - From	01/10/2017	to	31/12/2017		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.

Add	dress of comparable property	Price	Date of sale
1	402/26 Wilson St SOUTH YARRA 3141	\$360,000	11/11/2017
2	G04/270 High St PRAHRAN 3181	\$355,000	13/02/2018
3	301/270 High St WINDSOR 3181	\$355,000	09/10/2017

## 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.





activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms:

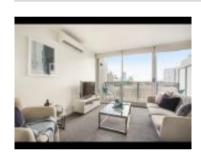
Property Type: Townhouse

(Single)

**Agent Comments** 

**Indicative Selling Price** \$350,000 - \$370,000 **Median Unit Price** December quarter 2017: \$608,000

# Comparable Properties



402/26 Wilson St SOUTH YARRA 3141 (REI)





Price: \$360,000 Method: Private Sale Date: 11/11/2017

Rooms: 3

Property Type: Apartment

**Agent Comments** 









Price: \$355,000

Method: Private Sale Date: 13/02/2018

Rooms: -

Property Type: Apartment

**Agent Comments** 



301/270 High St WINDSOR 3181 (REI)





Price: \$355.000 Method: Private Sale Date: 09/10/2017

Rooms: -

Property Type: Apartment

Agent Comments

Account - Domain & Co PM | P: 03 9230 2100 | F: 03 92302122





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