

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

1016/35 Malcolm Street, South Yarra Vic 3141

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$350,000

&

\$370,000

Median sale price

Median price \$608,000

House

Unit

X

Suburb

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.

	Address 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.



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)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 11/11/2017
Rooms: 3
Property Type: Apartment



G04/270 High St PRAHRAN 3181 (REI)

Agent Comments



Price: \$355,000
Method: Private Sale
Date: 13/02/2018
Rooms: -
Property Type: Apartment



301/270 High St WINDSOR 3181 (REI)

Agent Comments



Price: \$355,000
Method: Private Sale
Date: 09/10/2017
Rooms: -
Property Type: Apartment