

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

2005/35 MALCOLM STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$560,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,500

Property type

Unit

Suburb

South Yarra

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

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 6 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

1220/35 MALCOLM STREET SOUTH YARRA VIC 3141	\$555,000	16-Jun-21
1402/35 MALCOLM STREET SOUTH YARRA VIC 3141	\$560,000	19-Mar-22
19/21 WILSON STREET SOUTH YARRA VIC 3141	\$560,000	06-Dec-21

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 6 months.~~

This Statement of Information was prepared on: 12 May 2022



**1220/35 MALCOLM STREET SOUTH
YARRA VIC 3141**

Sold Price

\$555,000

Sold Date

16-Jun-21

2 1 1

Distance

-



**1402/35 MALCOLM STREET SOUTH
YARRA VIC 3141**

Sold Price

\$560,000

Sold Date

19-Mar-22

2 1 1

Distance

-



**19/21 WILSON STREET SOUTH
YARRA VIC 3141**

Sold Price

Sold Date

06-Dec-21

2 1 2

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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