

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

412/35 Malcolm Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$485,000 & \$530,000

Median sale price

Median price \$607,500 Property Type Unit Suburb South Yarra

Period - From 24/03/2019 to 23/03/2020 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	107/270 High St PRAHRAN 3181	\$530,000	07/01/2020
2	7/513 Punt Rd SOUTH YARRA 3141	\$522,200	07/03/2020
3	15/1 Ruabon Rd TOORAK 3142	\$520,000	15/01/2020

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:

24/03/2020 14:01



Property Type:
Agent Comments

Indicative Selling Price

\$485,000 - \$530,000

Median Unit Price

24/03/2019 - 23/03/2020: \$607,500

Comparable Properties



107/270 High St PRAHRAN 3181 (REI)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 07/01/2020
Property Type: Apartment



7/513 Punt Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$522,200
Method: Sale by Tender
Date: 07/03/2020
Property Type: Apartment



15/1 Ruabon Rd TOORAK 3142 (REI)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 15/01/2020
Property Type: Apartment