

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

521/35 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

or range
between

\$480,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Feb 2019

to

31 Jan 2020

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

714/35 Malcolm Street South Yarra VIC 3141	\$499,000	14-Oct-19
920/35 Malcolm Street South Yarra VIC 3141	\$530,000	23-Aug-19
921/35 Malcolm Street South Yarra VIC 3141	\$525,000	14-Jan-20

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: 19 February 2020



714/35 Malcolm Street South Yarra VIC 3141 Sold Price **\$499,000** Sold Date **14-Oct-19**

2 1 1

Distance -



920/35 Malcolm Street South Yarra VIC 3141 Sold Price **\$530,000** Sold Date **23-Aug-19**

2 1 1

Distance -



921/35 Malcolm Street South Yarra VIC 3141 Sold Price **\$525,000** Sold Date **14-Jan-20**

2 1 1

Distance -

RS = Recent sale UN = Undisclosed Sale

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