

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

138/471 Malvern Road, South Yarra Vic 3141

Indicative selling price

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

Single price

\$360,000

Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/07/2021

to

30/06/2022

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	4/87 Caroline St SOUTH YARRA 3141	\$380,000	01/04/2022
2	17/215 Williams Rd SOUTH YARRA 3141	\$369,500	04/04/2022
3	18/74 Denbigh Rd ARMADALE 3143	\$355,000	29/03/2022

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:

21/07/2022 15:04



Property Type: Apartment

Agent Comments

Comparable Properties



4/87 Caroline St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$380,000

Method: Private Sale

Date: 01/04/2022

Property Type: Apartment



17/215 Williams Rd SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$369,500

Method: Sold Before Auction

Date: 04/04/2022

Property Type: Unit



18/74 Denbigh Rd ARMADALE 3143 (REI/VG) Agent Comments



Price: \$355,000

Method: Auction Sale

Date: 29/03/2022

Property Type: Unit