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

	/ 1 1'
For the meaning of this price see consumer.vic.go	N/ au/underauntina
	Jv.au/unaciquoting

Single price \$360,000

Median sale price

Median price	\$640,000	Pro	perty Type Unit	t		Suburb	South Yarra
Period - From	01/07/2021	to	30/06/2022	So	urce	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.

Ado	dress 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



138/471 Malvern Road, South Yarra Vic 3141

BigginScott^{*}





Property Type: Apartment Agent Comments

Nicholas Kaine 95209000 0477555097 nkaine@bigginscott.com.au

Indicative Selling Price \$360,000 **Median Unit Price** Year ending June 2022: \$640,000

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

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.