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	2404/35 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	$680,000	&	$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$615,500	Property type	Unit	Suburb	South Yarra
Period-from	01 Apr 2021	to	31 Mar 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
403/700 CHAPEL STREET SOUTH YARRA VIC 3141	$845,000	10-Nov-21
309/666 CHAPEL STREET SOUTH YARRA VIC 3141	$690,000	08-Mar-22
804/700 CHAPEL STREET SOUTH YARRA VIC 3141	$900,000	11-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: 20 April 2022

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403/700 CHAPEL STREET SOUTH YARRA VIC 3141

2 2 1

Sold Price **$845,000** Sold Date **10-Nov-21**

Distance **0.07km**



309/666 CHAPEL STREET SOUTH YARRA VIC 3141

2 1 1

Sold Price **$690,000** Sold Date **08-Mar-22**

Distance **0.11km**



804/700 CHAPEL STREET SOUTH YARRA VIC 3141

2 2 1

Sold Price **$900,000** Sold Date **11-Dec-21**

Distance **0.07km**

RS = Recent sale **UN** = Undisclosed Sale

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