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	2408/35 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	$430,000	&	$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$592,000	Property type	Unit	Suburb	South Yarra
Period-from	01 Jan 2020	to	31 Dec 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.

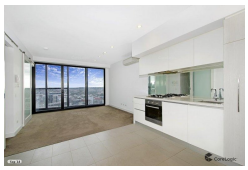
Address of comparable property	Price	Date of sale
1404/35 Malcolm Street South Yarra VIC 3141	$580,000	19-Feb-20
1509/35 Malcolm Street South Yarra VIC 3141	$580,000	28-Jul-20
1708/35 Malcolm Street South Yarra VIC 3141	$425,000	07-Nov-19

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: 21 January 2021

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1404/35 Malcolm Street South Yarra VIC 3141

2 1 1

Sold Price **$580,000** Sold Date **19-Feb-20**

Distance **-**



1509/35 Malcolm Street South Yarra VIC 3141

2 1 1

Sold Price Sold Date **28-Jul-20**

Distance **-**



1708/35 Malcolm Street South Yarra VIC 3141

1 1 1

Sold Price **$425,000** Sold Date **07-Nov-19**

Distance **-**

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

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