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	2207/35 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	$750,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,000	Property type	Unit	Suburb	South Yarra
Period-from	01 May 2020	to	30 Apr 2021	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
407/666 Chapel Street South Yarra VIC 3141	$976,500	06-May-21
701/665 Chapel Street South Yarra VIC 3141	$999,999	18-Feb-21
310/700 Chapel Street South Yarra VIC 3141	$858,800	30-Mar-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: 17 May 2021

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407/666 Chapel Street South Yarra VIC 3141

2 2 1

Sold Price RS **$976,500** Sold Date **06-May-21**

Distance **0.07km**



701/665 Chapel Street South Yarra VIC 3141

2 2 1

Sold Price **$999,999** Sold Date **18-Feb-21**

Distance **0.16km**



310/700 Chapel Street South Yarra VIC 3141

2 2 1

Sold Price **$858,800** Sold Date **30-Mar-21**

Distance **0.17km**

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

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