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	420/35 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	$380,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,000	Property type	Unit	Suburb	South Yarra
Period-from	01 Jul 2020	to	30 Jun 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
2408/35 Malcolm Street South Yarra VIC 3141	$430,000	02-Mar-21
417/77 River Street South Yarra VIC 3141	$365,000	01-Mar-21
1006/8 Daly Street South Yarra VIC 3141	$375,000	09-Feb-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: 13 July 2021

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2408/35 Malcolm Street South Yarra VIC 3141

1 1 1

Sold Price **$430,000** Sold Date **02-Mar-21**

Distance **-**



417/77 River Street South Yarra VIC 3141

1 1 1

Sold Price **$365,000** Sold Date **01-Mar-21**

Distance **0.1km**



1006/8 Daly Street South Yarra VIC 3141

1 1 1

Sold Price **$375,000** Sold Date **09-Feb-21**

Distance **0.18km**

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

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