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	516/35 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	$370,000	&	$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,000	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.

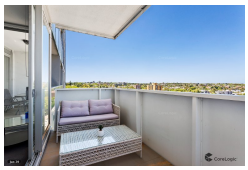
Address of comparable property	Price	Date of sale
908/77 River Street South Yarra VIC 3141	$456,000	05-Aug-20
902/661 Chapel Street South Yarra VIC 3141	$410,000	19-Oct-20
608/50-54 Claremont Street South Yarra VIC 3141	$350,000	09-Nov-20

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: 14 January 2021

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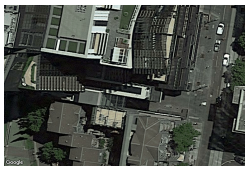


908/77 River Street South Yarra VIC 3141

1 1 1

Sold Price **$456,000** Sold Date **05-Aug-20**

Distance **0.1km**

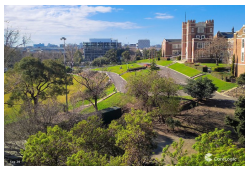


902/661 Chapel Street South Yarra VIC 3141

1 1 1

Sold Price **$410,000** Sold Date **19-Oct-20**

Distance **0.15km**



608/50-54 Claremont Street South Yarra VIC 3141

1 1 -

Sold Price **$350,000** Sold Date **09-Nov-20**

Distance **0.25km**

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

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