

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

1313/35 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,499

Property type

Unit

Suburb

South Yarra

Period-from

01 Dec 2022

to

30 Nov 2023

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

1213/35 MALCOLM STREET SOUTH YARRA VIC 3141	540000	26-Aug-23
15/36 CROMWELL ROAD SOUTH YARRA VIC 3141	560000	29-Aug-23
211/8 DALY STREET SOUTH YARRA VIC 3141	540000	18-Oct-23




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: 06 December 2023




1213/35 MALCOLM STREET SOUTH YARRA VIC 3141




 2
  1
  1

Sold Price **540000** Sold Date **26-Aug-23**

Distance **0.06km**




15/36 CROMWELL ROAD SOUTH YARRA VIC 3141




 2
  1
  1

Sold Price **560000** Sold Date **29-Aug-23**

Distance **0.75km**



211/8 DALY STREET SOUTH YARRA VIC 3141

 2
  1
  1

Sold Price **540000** Sold Date **18-Oct-23**

Distance **0.22km**

RS = Recent sale UN = Undisclosed Sale

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