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	1213/35 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	$580,000	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	Unit	Suburb	South Yarra
Period-from	01 Jun 2022	to	31 May 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
1002/77 RIVER STREET SOUTH YARRA VIC 3141	$615,000	06-Apr-23
1604/35 MALCOLM STREET SOUTH YARRA VIC 3141	$640,000	14-Nov-22
309/700 CHAPEL STREET SOUTH YARRA VIC 3141	$750,000	08-Jun-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: 23 June 2023

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1002/77 RIVER STREET SOUTH YARRA VIC 3141

2 1 1

Sold Price **$615,000** Sold Date **06-Apr-23**

Distance **0.06km**



1604/35 MALCOLM STREET SOUTH YARRA VIC 3141

2 1 1

Sold Price **$640,000** Sold Date **14-Nov-22**

Distance **0km**



309/700 CHAPEL STREET SOUTH YARRA VIC 3141

2 1 1

Sold Price RS **$750,000** UN Sold Date **08-Jun-23**

Distance **0.07km**

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

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