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	1220/35 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	$580,000	~~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 Apr 2020	to	31 Mar 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
2205/35 Malcolm Street South Yarra VIC 3141	$555,000	08-Dec-20
1008/8 Daly Street South Yarra VIC 3141	$548,000	12-Dec-20
1105/229 Toorak Road South Yarra VIC 3141	$560,000	02-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.~~

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2205/35 Malcolm Street South Yarra VIC 3141

2 1 1

Sold Price **$555,000** Sold Date **08-Dec-20**

Distance **-**



1008/8 Daly Street South Yarra VIC 3141

2 2 1

Sold Price **$548,000** Sold Date **12-Dec-20**

Distance **0.18km**



1105/229 Toorak Road South Yarra VIC 3141

2 1 1

Sold Price **$560,000** Sold Date **02-Nov-20**

Distance **0.23km**

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

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