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	2605/35 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	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$582,499	Property type	Unit	Suburb	South Yarra
Period-from	01 Sep 2022	to	31 Aug 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
707/35 MALCOLM STREET SOUTH YARRA VIC 3141	$620,000	01-May-23
1604/35 MALCOLM STREET SOUTH YARRA VIC 3141	$640,000	14-Nov-22
215/77 RIVER STREET SOUTH YARRA VIC 3141	$600,000	17-Nov-22

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: 18 September 2023

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707/35 MALCOLM STREET SOUTH YARRA VIC 3141

2 1 1

Sold Price **$620,000** Sold Date **01-May-23**

Distance **0km**



1604/35 MALCOLM STREET SOUTH YARRA VIC 3141

2 1 1

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

Distance **0km**



215/77 RIVER STREET SOUTH YARRA VIC 3141

2 1 1

Sold Price **$600,000** Sold Date **17-Nov-22**

Distance **0.06km**

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

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