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	1211/35 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	$520,000	&	$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$615,500	Property type	Unit	Suburb	South Yarra
Period-from	01 Apr 2021	to	31 Mar 2022	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
804/35 MALCOLM STREET SOUTH YARRA VIC 3141	$555,500	02-Feb-22
1402/35 MALCOLM STREET SOUTH YARRA VIC 3141	$560,000	19-Mar-22
1705/35 MALCOLM STREET SOUTH YARRA VIC 3141	$525,000	23-Feb-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: 20 April 2022

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804/35 MALCOLM STREET SOUTH YARRA VIC 3141

2 1 1

Sold Price **$555,500** Sold Date **02-Feb-22**

Distance **-**



1402/35 MALCOLM STREET SOUTH YARRA VIC 3141

2 1 1

Sold Price RS **$560,000** Sold Date **19-Mar-22**

Distance **-**



1705/35 MALCOLM STREET SOUTH YARRA VIC 3141

2 1 1

Sold Price **$525,000** Sold Date **23-Feb-22**

Distance **-**

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

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