

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

420/35 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

\$400,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jan 2020

to

31 Dec 2020

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

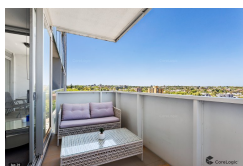
Date of sale

908/77 River Street South Yarra VIC 3141	\$456,000	05-Aug-20
902/661 Chapel Street South Yarra VIC 3141	\$410,000	19-Oct-20
1106/681 Chapel Street South Yarra VIC 3141	\$440,000	08-Sep-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.~~

This Statement of Information was prepared on: 14 January 2021



**908/77 River Street South Yarra
VIC 3141**

1 1 1

Sold Price **\$456,000** Sold Date **05-Aug-20**

Distance **0.1km**



**902/661 Chapel Street South Yarra
VIC 3141**

1 1 1

Sold Price **\$410,000** Sold Date **19-Oct-20**

Distance **0.15km**



**1106/681 Chapel Street South Yarra
VIC 3141**

1 1 1

Sold Price **\$440,000** Sold Date **08-Sep-20**

Distance **0.27km**

RS = Recent sale UN = Undisclosed Sale

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