

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

2402/35 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

\$560,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Feb 2020

to

31 Jan 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

1509/35 Malcolm Street South Yarra VIC 3141	\$580,000	28-Jul-20
1709/35 Malcolm Street South Yarra VIC 3141	\$590,000	19-Jul-20
2205/35 Malcolm Street South Yarra VIC 3141	\$555,000	08-Dec-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: 02 February 2021



**1509/35 Malcolm Street South
Yarra VIC 3141**

2 1 1

Sold Price **\$580,000** Sold Date **28-Jul-20**

Distance -



**1709/35 Malcolm Street South
Yarra VIC 3141**

2 1 1

Sold Price **\$590,000** Sold Date **19-Jul-20**

Distance -



**2205/35 Malcolm Street South
Yarra VIC 3141**

2 1 1

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

Distance -

RS = Recent sale UN = Undisclosed Sale

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