

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

1706/35 Malcolm Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$555,000 & \$603,000

Median sale price

Median price \$603,750 Property Type Unit Suburb South Yarra

Period - From 01/10/2023 to 31/12/2023 Source REIV

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 six 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
1	1208/3 Yarra St SOUTH YARRA 3141	\$575,000	21/01/2024
2	802/35 Malcolm St SOUTH YARRA 3141	\$543,000	16/12/2023
3	29/77 River St SOUTH YARRA 3141	\$603,000	04/11/2023

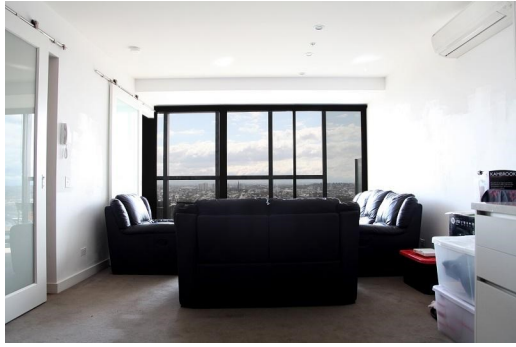
OR

~~**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 six months.~~

This Statement of Information was prepared on:

05/04/2024 13:48

1706/35 Malcolm Street, South Yarra Vic 3141



2 -

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$555,000 - \$603,000

Median Unit Price

December quarter 2023: \$603,750

Comparable Properties

1208/3 Yarra St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$575,000

Method:

Date: 21/01/2024

Property Type: Apartment

802/35 Malcolm St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$543,000

Method:

Date: 16/12/2023

Property Type: Apartment

29/77 River St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$603,000

Method:

Date: 04/11/2023

Property Type: Apartment

Account - McGrath South Yarra



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