## 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

414/35 Malcolm Street, South Yarra Vic 3141

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$245,000		&		\$265,000			
Median sale pi	rice							
Median price	\$565,000	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	02/05/2023	to	01/05/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1001/35 Malcolm St SOUTH YARRA 3141	\$262,500	24/02/2024
2	1501/7 Yarra St SOUTH YARRA 3141	\$257,500	15/11/2023
3	1603/35 Malcolm St SOUTH YARRA 3141	\$253,000	28/11/2023

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:

02/05/2024 12:20









**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$245,000 - \$265,000 Median Unit Price 02/05/2023 - 01/05/2024: \$565,000

# **Comparable Properties**



1001/35 Malcolm St SOUTH YARRA 3141 (REI/VG)



Price: \$262,500 Method: Auction Sale Date: 24/02/2024 Property Type: Apartment Agent Comments

Agent Comments



1501/7 Yarra St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$257,500 Method: Private Sale Date: 15/11/2023 Rooms: 3 Property Type: Apartment



1603/35 Malcolm St SOUTH YARRA 3141 (REI/VG)

Price: \$253,000 Method: Private Sale Date: 28/11/2023 Property Type: Apartment

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455



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