

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$245,000 & \$265,000

### Median sale price

Median price \$565,000 Property Type Unit Suburb South Yarra

Period - From 02/05/2023 to 01/05/2024 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	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)**

Agent Comments



**Price:** \$262,500

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** Apartment



**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)**

Agent Comments



**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