

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 5/31 Malcolm Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

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	1423/555 St Kilda Rd MELBOURNE 3004	\$1,100,000	07/03/2024
2	902/163 Cremorne St CREMORNE 3121	\$1,070,000	29/02/2024
3	409/15 Queens Rd MELBOURNE 3004	\$1,025,000	15/01/2024

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: 19/03/2024 12:40



Property Type: Apartment

Agent Comments

Comparable Properties



1423/555 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 07/03/2024

Property Type: Apartment



902/163 Cremorne St CREMORNE 3121 (REI) Agent Comments



Price: \$1,070,000

Method: Sold Before Auction

Date: 29/02/2024

Property Type: Apartment



409/15 Queens Rd MELBOURNE 3004 (REI/VG) Agent Comments



Price: \$1,025,000

Method: Private Sale

Date: 15/01/2024

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525