

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

516/35 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

\$385,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$548,500

Property type

Unit

Suburb

South Yarra

Period-from

01 Jun 2023

to

31 May 2024

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

107/77 RIVER STREET SOUTH YARRA VIC 3141	\$405,000	13-Jul-23
1005/665 CHAPEL STREET SOUTH YARRA VIC 3141	\$400,000	06-Feb-24
119/8 DALY STREET SOUTH YARRA VIC 3141	\$391,000	06-Mar-24

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: 25 June 2024



**107/77 RIVER STREET SOUTH
YARRA VIC 3141**

1 1 1

Sold Price

\$405,000

Sold Date

13-Jul-23

Distance

0.06km



**1005/665 CHAPEL STREET SOUTH
YARRA VIC 3141**

1 1 -

Sold Price

\$400,000

Sold Date

06-Feb-24

Distance

0.13km



**119/8 DALY STREET SOUTH YARRA
VIC 3141**

1 1 1

Sold Price

\$391,000

Sold Date

06-Mar-24

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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