

# 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 718/35 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 \$310,000 & \$335,000

### Median sale price

Median price \$585,000 Property Type Unit Suburb South Yarra

Period - From 01/07/2022 to 30/06/2023 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	1102/50 Claremont St SOUTH YARRA 3141	\$345,000	31/07/2023
2	7/271a Williams Rd SOUTH YARRA 3141	\$310,000	09/09/2023
3	1203/10 Claremont St SOUTH YARRA 3141	\$310,000	20/07/2023

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: 19/09/2023 13:51

Marcus Peters  
03 9534 8014  
0418 337 051

marcuspeters@whiting.com.au

**Indicative Selling Price**

\$310,000 - \$335,000

**Median Unit Price**

Year ending June 2023: \$585,000



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**1102/50 Claremont St SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$345,000

**Method:** Private Sale

**Date:** 31/07/2023

**Property Type:** Apartment



**7/271a Williams Rd SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$310,000

**Method:** Private Sale

**Date:** 09/09/2023

**Property Type:** Apartment



**1203/10 Claremont St SOUTH YARRA 3141 (REI/VG)**

Agent Comments



**Price:** \$310,000

**Method:** Private Sale

**Date:** 20/07/2023

**Property Type:** Apartment

Account - Whiting & Co Professionals St Kilda | P: 03 95348014