

## 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	501/31 Malcolm Street, South Yarra Vic 3141
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price	\$525,000
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#### Median sale price

Median price	\$652,000	House		Unit	X	Suburb	South Yarra
Period - From	01/04/2017	to	30/06/2017	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	1706/35 Malcolm St SOUTH YARRA 3141	\$560,000	30/11/2016
2	1211/35 Malcolm St SOUTH YARRA 3141	\$532,000	17/01/2017
3	101/8 Daly St SOUTH YARRA 3141	\$515,000	28/11/2016

**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.~~



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**Rooms:** 4  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$525,000  
**Median Unit Price**  
 June quarter 2017: \$652,000

## Comparable Properties



**1706/35 Malcolm St SOUTH YARRA 3141 (VG)**

**Agent Comments**

2   -   -

Apartment located in the same development but in the tower on Level 17 with better views.

**Price:** \$560,000  
**Method:** Sale  
**Date:** 30/11/2016  
**Rooms:** -  
**Property Type:** Strata Unit/Flat

**1211/35 Malcolm St SOUTH YARRA 3141 (VG)**

**Agent Comments**

2   -   -

**Price:** \$532,000  
**Method:** Sale  
**Date:** 17/01/2017  
**Rooms:** -  
**Property Type:** Strata Unit/Flat

**101/8 Daly St SOUTH YARRA 3141 (VG)**

**Agent Comments**

2   -   -

Apartment didn't include a car space

**Price:** \$515,000  
**Method:** Sale  
**Date:** 28/11/2016  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)