

RT Edgar

STATEMENT OF INFORMATION

16 August 2019

Property offered for sale

103/31 Malcolm Street, South Yarra Vic 3141

Indicative selling price

Range between \$ 500,000 & \$ 550,000

Median sale price

Median price \$ 556,000 Unit X Suburb South Yarra

Period - From 01.07.2018 to 30.06.2019 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Monash and Brandon Chuah consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 1705/2 Claremont St SOUTH YARRA 3141	\$ 588,000	24.06.2019
2 9/4 Davidson St SOUTH YARRA 3141	\$ 555,000	19.06.2019
3 210/31 Malcolm St SOUTH YARRA 3141	\$ 550,000	21.02.2019