

# STATEMENT OF INFORMATION



ANOTHER HOME PROUDLY  
BROUGHT TO YOU BY  
CARY & BROOKE

## 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

106/31 MALCOLM STREET SOUTH YARRA VIC 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$490,000

&

\$535,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jul 2023

to

30 Jun 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 108/31 MALCOLM STREET SOUTH YARRA VIC 3141  | \$532,000 | 15-Mar-24 |
| 1210/35 MALCOLM STREET SOUTH YARRA VIC 3141 | \$520,000 | 01-Mar-24 |
| 20/35 MALCOLM STREET SOUTH YARRA VIC 3141   | \$485,000 | 17-Apr-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: 12 July 2024



**108/31 MALCOLM STREET SOUTH  
YARRA VIC 3141**

Sold Price

**\$532,000**

Sold Date

**15-Mar-24**

2

1

-

Distance

**0km**



**1210/35 MALCOLM STREET SOUTH  
YARRA VIC 3141**

Sold Price

**\$520,000**

Sold Date

**01-Mar-24**

2

1

1

Distance

**0km**



**20/35 MALCOLM STREET SOUTH  
YARRA VIC 3141**

Sold Price

<sup>RS</sup> **\$485,000** <sup>UN</sup>

Sold Date

**17-Apr-24**

2

1

-

Distance

**0.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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