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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

429/35 Malcolm Street South Yarra VIC 3141

 2  1  1

## Indicative Selling Price

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

Single Price \$450,000

## Median Sale Price



\$570,000 Units in South yarra between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic



## Comparable Property Sales

These are the 3 properties sold within 2 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.






**522/35 Malcolm Street South Yarra VIC 3141** Sold Price - Sold Date **03-Sep-18**  
 2  1  1 Distance -



**523/35 Malcolm Street South Yarra VIC 3141** Sold Price **\$490,000** Sold Date **04-May-18**  
 2  1  1 Distance -



**525/35 Malcolm Street South Yarra VIC 3141** Sold Price **\$475,000** Sold Date **27-Jul-18**  
 2  1  1 Distance -

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