

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

4/62 Simpson Street, East Melbourne Vic 3002

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$870,000 & \$920,000

Median sale price

Median price \$1,085,000 Property Type Unit Suburb East Melbourne

Period - From 01/01/2021 to 31/03/2021 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	2/62 Simpson St EAST MELBOURNE 3002	\$920,000	27/03/2021
2	15/102 Jolimont Rd EAST MELBOURNE 3002	\$1,000,000	10/04/2021
3	107/191 Powlett St EAST MELBOURNE 3002	\$909,000	20/03/2021

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:

25/05/2021 12:07

4/62 Simpson Street, East Melbourne Vic 3002

Domenic Zanellini

03 9347 1170

0404 878 879

domenic.zanellini@belleproperty.com

Indicative Selling Price

\$870,000 - \$920,000

Median Unit Price

March quarter 2021: \$1,085,000



Property Type:

Divorce/Estate/Family Transfers

Land Size: 287 sqm approx

Agent Comments

Comparable Properties



2/62 Simpson St EAST MELBOURNE 3002 (REI)

Agent Comments



Price: \$920,000

Method: Auction Sale

Date: 27/03/2021

Property Type: Apartment



15/102 Jolimont Rd EAST MELBOURNE 3002 (REI)

Agent Comments



Price: \$1,000,000

Method: Private Sale

Date: 10/04/2021

Property Type: Apartment



107/191 Powlett St EAST MELBOURNE 3002 (VG)

Agent Comments



Price: \$909,000

Method: Sale

Date: 20/03/2021

Property Type: Flat/Unit/Apartment (Res)

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161