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

505/35 Simmons Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$550,000		&		\$600,000					
Median sale p	rice									
Median price	\$550,000	Pro	operty Type	Unit			Suburb	South Yarra		
Period - From	11/11/2023	to	10/11/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	604/35 Simmons St SOUTH YARRA 3141	\$620,000	09/11/2024
2	504/8 Daly St SOUTH YARRA 3141	\$590,000	28/08/2024
3	907/7 Claremont St SOUTH YARRA 3141	\$575,000	22/08/2024

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:

11/11/2024 17:20





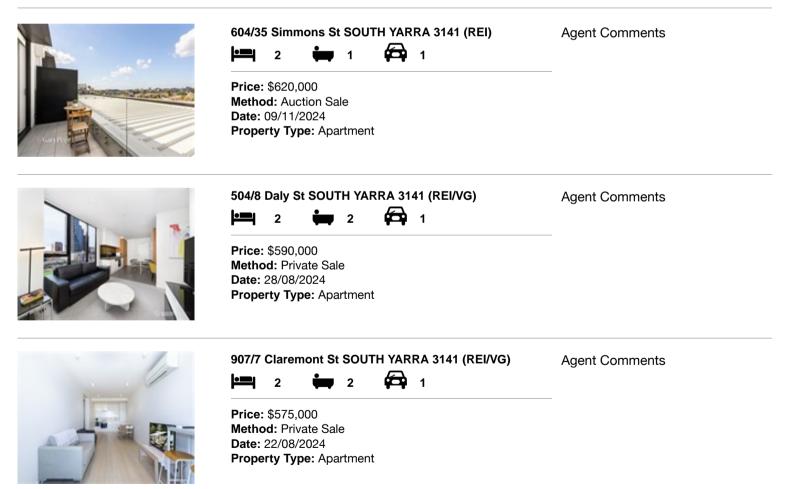




Property Type: Apartment Agent Comments

Indicative Selling Price \$550,000 - \$600,000 Median Unit Price 11/11/2023 - 10/11/2024: \$550,000

Comparable Properties



Account - Atria Real Estate



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