

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 between \$550,000 & \$600,000

Median sale price

Median price \$550,000 Property Type Unit Suburb South Yarra

Period - From 11/11/2023 to 10/11/2024 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	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



2 2 1

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



604/35 Simmons St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$620,000

Method: Auction Sale

Date: 09/11/2024

Property Type: Apartment



504/8 Daly St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 2 1

Price: \$590,000

Method: Private Sale

Date: 28/08/2024

Property Type: Apartment



907/7 Claremont St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 2 1

Price: \$575,000

Method: Private Sale

Date: 22/08/2024

Property Type: Apartment

Account - Atria Real Estate