

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

19 Simpson Street, East Melbourne Vic 3002

Indicative selling price

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

Range between

\$6,000,000

&

\$6,600,000

Median sale price

Median price

\$3,558,000

Property Type

House

Suburb

East Melbourne

Period - From

01/04/2022

to

31/03/2023

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	114 Vale St EAST MELBOURNE 3002	\$6,600,000	17/03/2023
2	10 Powlett St EAST MELBOURNE 3002	\$6,350,000	19/05/2023
3			

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:

26/06/2023 12:49

19 Simpson Street, East Melbourne Vic 3002



Joe Doyle

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Indicative Selling Price

\$6,000,000 - \$6,600,000

Median House Price

Year ending March 2023: \$3,558,000



4 2 4

Property Type: Surgery

Land Size: 494 sqm approx

Agent Comments

Comparable Properties



114 Vale St EAST MELBOURNE 3002 (REI)

Agent Comments

4 2 2

Price: \$6,600,000

Method: Private Sale

Date: 17/03/2023

Property Type: House



10 Powlett St EAST MELBOURNE 3002 (REI)

Agent Comments

5 5 3

Price: \$6,350,000

Method: Expression of Interest

Date: 19/05/2023

Property Type: House (Res)

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.

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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