## 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	35 Simmons Street, South Yarra Vic 3141
Including suburb and	
postcode	

#### Indicative selling price

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

### Median sale price

Median price	\$600,000	Pro	perty Type U	nit		Suburb	South Yarra
Period - From	01/07/2024	to	30/09/2024	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.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	203/69 Newry St WINDSOR 3181	\$710,000	20/12/2024
2	3/247 Williams Rd SOUTH YARRA 3141	\$620,000	17/12/2024
3	604/35 Simmons St SOUTH YARRA 3141	\$620,000	09/11/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/12/2024 15:08





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**Indicative Selling Price** \$580,000 - \$600,000 **Median Unit Price** September quarter 2024: \$600,000



Property Type: Apartment **Agent Comments** 

# Comparable Properties



203/69 Newry St WINDSOR 3181 (REI)

Price: \$710,000 Method: Private Sale Date: 20/12/2024

Property Type: Apartment

**Agent Comments** 



3/247 Williams Rd SOUTH YARRA 3141 (REI)

2





Price: \$620,000 Method: Private Sale Date: 17/12/2024

Property Type: Apartment

**Agent Comments** 



604/35 Simmons St SOUTH YARRA 3141 (REI)

Price: \$620,000 Method: Auction Sale



**Agent Comments** 

Date: 09/11/2024 Property Type: Apartment

Account - Atria Real Estate





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