

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

35 Simmons Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$580,000 & \$600,000

Median sale price

Median price \$600,000 Property Type Unit Suburb South Yarra

Period - From 01/07/2024 to 30/09/2024 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	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 comparable properties 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



Property Type: Apartment

Agent Comments

Comparable Properties



203/69 Newry St WINDSOR 3181 (REI)

Agent Comments



Price: \$710,000

Method: Private Sale

Date: 20/12/2024

Property Type: Apartment



3/247 Williams Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 17/12/2024

Property Type: Apartment



604/35 Simmons St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$620,000

Method: Auction Sale

Date: 09/11/2024

Property Type: Apartment

Account - Atria Real Estate