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

206/35 Simmons Street, South Yarra Vic 3141

Indicative selling price

	ee consumer.vic.gov.	

Single price \$350,000

Median sale price

Median price	\$575,000	Pro	perty Type Unit	:		Suburb	South Yarra
Period - From	01/01/2024	to	31/12/2024	Sou	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.

Ado	dress of comparable property	Price	Date of sale
1	1102/18 Yarra St SOUTH YARRA 3141	\$355,000	15/11/2024
2	101/229 Toorak Rd SOUTH YARRA 3141	\$350,000	11/11/2024
3	21/273 Williams Rd SOUTH YARRA 3141	\$350,000	13/09/2024

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:

21/02/2025 16:21





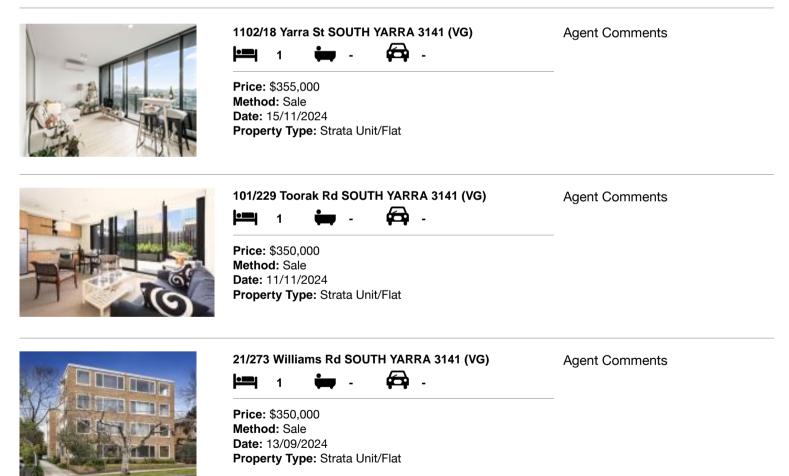




Property Type: Apartment Agent Comments

Indicative Selling Price \$350,000 Median Unit Price Year ending December 2024: \$575,000

Comparable Properties



Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504



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