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

G02/60 Simpson Street, East Melbourne Vic 3002

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$790,000		&		\$850,000			
Median sale p	rice							
Median price	\$875,000	Pro	operty Type	Unit			Suburb	East Melbourne
Period - From	01/04/2021	to	30/06/2021		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.

Ade	dress of comparable property	Price	Date of sale
1	9/174 George St EAST MELBOURNE 3002	\$875,000	08/05/2021
2	9/53 Grey St EAST MELBOURNE 3002	\$846,000	09/07/2021
3	7/21 Powlett St EAST MELBOURNE 3002	\$780,000	18/08/2021

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:

23/09/2021 12:31

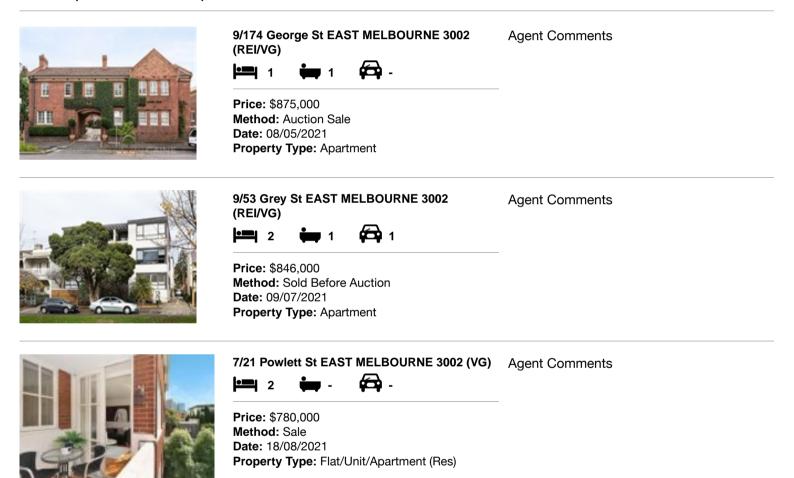


Dingle Partners



Property Type: Agent Comments Indicative Selling Price \$790,000 - \$850,000 Median Unit Price June quarter 2021: \$875,000

Comparable Properties



Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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