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

101/60 Simpson Street, East Melbourne Vic 3002

Indicative selling price

For the meaning of this		

Single price \$938,000

Median sale price

Median price	\$851,000	Pro	perty Type Unit	:	Suburb	East Melbourne
Period - From	01/10/2021	to	31/12/2021	Sourc	ce 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.

Add	dress of comparable property	Price	Date of sale
1	201/60 Simpson St EAST MELBOURNE 3002	\$945,000	10/12/2021
2	2/60 Simpson St EAST MELBOURNE 3002	\$930,000	16/10/2021
3	2/40 Webb La EAST MELBOURNE 3002	\$905,000	01/04/2022

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:

08/04/2022 11:28



Dingle Partners





Property Type: Agent Comments Indicative Selling Price \$938,000 Median Unit Price December quarter 2021: \$851,000

Comparable Properties



201/60 Simpson St EAST MELBOURNE 3002 Agent Comments (REI/VG)



Price: \$945,000 Method: Private Sale Date: 10/12/2021 Property Type: Apartment



2/60 Simpson St EAST MELBOURNE 3002 (VG)



Price: \$930,000 Method: Sale Date: 16/10/2021 Property Type: Flat/Unit/Apartment (Res)



2/40 Webb La EAST MELBOURNE 3002 (REI) Agent Comments

Agent Comments



Price: \$905,000 Method: Sold Before Auction Date: 01/04/2022 Property Type: Apartment

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





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