

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

2/35 Simmons Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$480,000

Median sale price

Median price

\$645,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/01/2021

to

31/12/2021

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	416/74 Queens Rd MELBOURNE 3004	\$485,000	21/02/2022
2	2/22-24 Darling St SOUTH YARRA 3141	\$478,000	03/12/2021
3	1102/82 Queens Rd MELBOURNE 3004	\$470,000	14/02/2022

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:

29/03/2022 12:44

James Burne

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Indicative Selling Price

\$480,000

Median Unit Price

Year ending December 2021: \$645,000



Property Type:

Agent Comments

Comparable Properties



416/74 Queens Rd MELBOURNE 3004 (REI/VG) Agent Comments



Price: \$485,000

Method: Private Sale

Date: 21/02/2022

Property Type: Apartment



2/22-24 Darling St SOUTH YARRA 3141 (REI) Agent Comments



Price: \$478,000

Method: Private Sale

Date: 03/12/2021

Property Type: Apartment



1102/82 Queens Rd MELBOURNE 3004 (REI) Agent Comments



Price: \$470,000

Method: Private Sale

Date: 14/02/2022

Property Type: Apartment

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