

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

402/35 SIMMONS STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$555,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

704/36 WILSON STREET SOUTH YARRA VIC 3141	\$580,000	26-Sep-23
5/8 BOND STREET SOUTH YARRA VIC 3141	\$555,000	04-Sep-23
403/38 CUNNINGHAM STREET SOUTH YARRA VIC 3141	\$574,000	11-Oct-23

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 6 months.

This Statement of Information was prepared on: 20 February 2024

Shape Property Pty Ltd
 P (03) 9885 6688
 M 0419112635
 E concierge@shapepropertygroup.com.au



**704/36 WILSON STREET SOUTH
 YARRA VIC 3141**

2 2 1

Sold Price **\$580,000** Sold Date **26-Sep-23**

Distance **0.08km**



**5/8 BOND STREET SOUTH YARRA
 VIC 3141**

1 1 1

Sold Price **\$555,000** Sold Date **04-Sep-23**

Distance **0.45km**



**403/38 CUNNINGHAM STREET
 SOUTH YARRA VIC 3141**

2 1 1

Sold Price **\$574,000** Sold Date **11-Oct-23**

Distance **0.53km**

RS = Recent sale UN = Undisclosed Sale

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