

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

2/62 Simpson Street, East Melbourne Vic 3002

Indicative selling price

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

Range between \$720,000 & \$770,000

Median sale price

Median price \$880,000 Property Type Unit Suburb East Melbourne

Period - From 01/03/2020 to 28/02/2021 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	404/205 Gipps St ABBOTSFORD 3067	\$830,000	14/02/2021
2	202/181 Smith St FITZROY 3065	\$810,000	29/10/2020
3	1208V/162 Albert St EAST MELBOURNE 3002	\$760,000	30/10/2020

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:

01/03/2021 14:24

2/62 Simpson Street, East Melbourne Vic 3002

Domenic Zanellini

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Indicative Selling Price

\$720,000 - \$770,000

Median Unit Price

01/03/2020 - 28/02/2021: \$880,000



2 1 0

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 287.511 sqm approx

Agent Comments

Comparable Properties



404/205 Gipps St ABBOTSFORD 3067 (REI)

Agent Comments

2 1 1

Price: \$830,000

Method: Sold Before Auction

Date: 14/02/2021

Property Type: Apartment



202/181 Smith St FITZROY 3065 (REI/VG)

Agent Comments

2 1 -

Price: \$810,000

Method: Auction Sale

Date: 29/10/2020

Property Type: Apartment



1208V/162 Albert St EAST MELBOURNE 3002 (REI)

Agent Comments

2 1 1

Price: \$760,000

Method: Private Sale

Date: 30/10/2020

Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161