

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

3/62-64 SIMPSON STREET EAST MELBOURNE VIC 3002

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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$677,500

Property type

Unit

Suburb

East Melbourne

Period-from

01 Nov 2023

to

31 Oct 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

14/187 GEORGE STREET EAST MELBOURNE VIC 3002	\$497,500	11-Sep-24
4/391-393 CHURCH STREET RICHMOND VIC 3121	\$515,000	07-Oct-24
1/957 PUNT ROAD SOUTH YARRA VIC 3141	\$535,000	15-Aug-24

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: 06 November 2024



**14/187 GEORGE STREET EAST
MELBOURNE VIC 3002**

 1  1  1

Sold Price

^{RS} **\$497,500**

Sold Date

11-Sep-24

Distance

0.38km



**4/391-393 CHURCH STREET
RICHMOND VIC 3121**

 1  1  -

Sold Price

^{RS} **\$515,000** ^{UN}

Sold Date

07-Oct-24

Distance

1.37km



**1/957 PUNT ROAD SOUTH YARRA
VIC 3141**

 1  1  -

Sold Price

\$535,000

Sold Date

15-Aug-24

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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