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	202/35 Simmons Street, South Yarra Vic 3141

Indicative selling price

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

Single price $535,000

Median sale price

Median price $647,900 Property Type Unit Suburb South Yarra

Period - From 01/07/2021 to 30/09/2021 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	709/32 Bray St SOUTH YARRA 3141	$530,000	14/09/2021
2	1913/3 Yarra St SOUTH YARRA 3141	$526,000	03/07/2021
3	713/3 Yarra St SOUTH YARRA 3141	$525,000	24/05/2021

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: 22/10/2021 16:27

202/35 Simmons Street, South Yarra Vic 3141



2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$535,000
Median Unit Price
September quarter 2021: $647,900

Comparable Properties



709/32 Bray St SOUTH YARRA 3141 (REI)

2 1 1

Price: $530,000
Method: Private Sale
Date: 14/09/2021
Property Type: Apartment

Agent Comments



1913/3 Yarra St SOUTH YARRA 3141 (REI/VG)

2 1 1

Price: $526,000
Method: Private Sale
Date: 03/07/2021
Property Type: Apartment

Agent Comments



713/3 Yarra St SOUTH YARRA 3141 (REI/VG)

2 1 1

Price: $525,000
Method: Private Sale
Date: 24/05/2021
Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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