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	607/35 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	$699,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$576,000	Property type	Unit	Suburb	South Yarra
Period-from	01 Oct 2019	to	30 Sep 2020	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
306/K6 High Street Windsor VIC 3181	$655,000	31-May-20
2/46 Darling Street South Yarra VIC 3141	$680,000	04-Jul-20
1/20 St Edmonds Road Prahran VIC 3181	$687,000	27-Jun-20

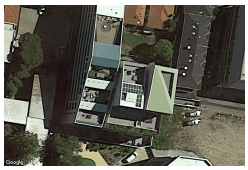
OR

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: 12 October 2020

shelter.
Real Estate

Zali Reynolds
M 0422576049
E zali@shelterrealestate.com.au



306/K6 High Street Windsor VIC 3181

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Sold Price **$655,000** Sold Date **31-May-20**

Distance **1.39km**



2/46 Darling Street South Yarra VIC 3141

2 1 1

Sold Price **$680,000** Sold Date **04-Jul-20**

Distance **1.06km**



1/20 St Edmonds Road Prahran VIC 3181

2 1 2

Sold Price RS **$687,000** Sold Date **27-Jun-20**

Distance **0.78km**

RS = Recent sale **UN** = Undisclosed Sale

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