

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

104/35 Simmons Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$640,000

Median sale price

Median price

\$590,000

Property Type

Unit

Suburb

South Yarra

Period - From

08/11/2022

to

07/11/2023

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	15/27 Kensington Rd SOUTH YARRA 3141	\$680,000	02/10/2023
2	7/29 Coolullah Av SOUTH YARRA 3141	\$640,000	17/10/2023
3	16/30 Mona PI SOUTH YARRA 3141	\$630,000	04/10/2023

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:

08/11/2023 16:49



Rooms: 1
Property Type: Unit (Res)
Agent Comments

Indicative Selling Price
\$640,000
Median Unit Price
08/11/2022 - 07/11/2023: \$590,000

Comparable Properties



15/27 Kensington Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$680,000
Method: Private Sale
Date: 02/10/2023
Property Type: Apartment



7/29 Coolullah Av SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 17/10/2023
Property Type: Unit



16/30 Mona Pl SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 04/10/2023
Property Type: Apartment