

# 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

113 Simpson Street, East Melbourne Vic 3002

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$3,350,000

&

\$3,500,000

### Median sale price

Median price

\$3,756,000

Property Type

House

Suburb

East Melbourne

Period - From

29/04/2023

to

28/04/2024

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	87 Powlett St EAST MELBOURNE 3002	\$3,657,932	25/11/2023
2			
3			

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:

29/04/2024 11:57

113 Simpson Street, East Melbourne Vic 3002



 5  2 

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$3,350,000 - \$3,500,000

**Median House Price**

29/04/2023 - 28/04/2024: \$3,756,000

## Comparable Properties



**87 Powlett St EAST MELBOURNE 3002**  
(REI/VG)

Agent Comments

 4  2  -

**Price:** \$3,657,932

**Method:** Auction Sale

**Date:** 25/11/2023

**Property Type:** House

**Land Size:** 220 sqm approx

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.

**Account - Kay & Burton** | P: 03 9820 1111 | F: 03 9820 0371



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