# 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

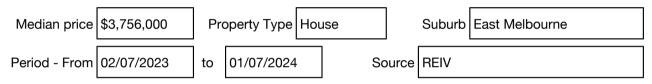
29-37 Simpson Street, East Melbourne Vic 3002

### Indicative selling price

|                         |           |                     | , , ,,          |
|-------------------------|-----------|---------------------|-----------------|
| For the meaning of this | nrica saa | consumer vic dov au | /underguoting   |
| For the meaning of this | phice 3cc | consumer.vic.gov.au | / under quoting |

Single price \$17,000,000

#### Median sale price



# 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 sixmonths 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                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

#### OR

**B**<sup>\*</sup> 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:

02/07/2024 11:36









**Property Type:** House (Res) **Land Size:** 1376 sqm approx Agent Comments Indicative Selling Price \$17,000,000 Median House Price 02/07/2023 - 01/07/2024: \$3,756,000

# **Comparable Properties**

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 - Christies International Real Estate - Victoria | P: 03 9867 6666





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