

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

703/97 PALMERSTON CRESCENT SOUTH MELBOURNE VIC 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$749,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$576,999

Property type

Unit

Suburb

South Melbourne

Period-from

01 Nov 2022

to

31 Oct 2023

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

304/97 PALMERSTON CRESCENT SOUTH MELBOURNE VIC 3205	\$745,000	07-Aug-23
504/97 PALMERSTON CRESCENT SOUTH MELBOURNE VIC 3205	\$750,000	23-Sep-23

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: 14 November 2023



**304/97 PALMERSTON CRESCENT
SOUTH MELBOURNE VIC 3205**

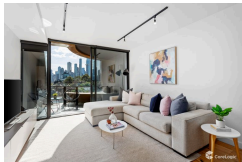
Sold Price

\$745,000

Sold Date **07-Aug-23**

 2  2  2

Distance **0.03km**



**504/97 PALMERSTON CRESCENT
SOUTH MELBOURNE VIC 3205**

Sold Price

^{RS} **\$750,000** ^{UN}

Sold Date **23-Sep-23**

 2  2  2

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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