

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

G01/97 Palmerston Crescent, South Melbourne Vic 3205

Indicative selling price

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

Single price

\$825,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

South Melbourne

Period - From

01/04/2022

to

31/03/2023

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	1/110 Southbank Blvd SOUTHBANK 3006	\$805,000	17/12/2022
2	4/333 Coventry St SOUTH MELBOURNE 3205	\$810,000	19/11/2022
3	2/333 Coventry St SOUTH MELBOURNE 3205	\$820,500	27/10/2022

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:

20/04/2023 15:51

G01/97 Palmerston Crescent, South Melbourne Vic 3205



Lauchlan Waterfield

03 9509 0411

0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$825,000

Median Unit Price

Year ending March 2023: \$600,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



1/110 Southbank Blvd SOUTHBANK 3006
(REI/VG)

Agent Comments

2 1 1

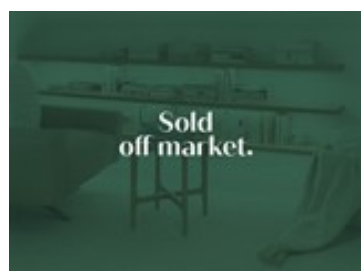
Price: \$805,000

Method: Auction Sale

Date: 17/12/2022

Property Type: Apartment

Land Size: 146 sqm approx



4/333 Coventry St SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments

2 1 1

Price: \$810,000

Method: Private Sale

Date: 19/11/2022

Property Type: Apartment



2/333 Coventry St SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments

2 1 1

Price: \$820,500

Method: Auction Sale

Date: 27/10/2022

Property Type: Unit

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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