

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 303/99 Palmerston Crescent, South Melbourne Vic 3205

Indicative selling price

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

Range between \$390,000 & \$425,000

Median sale price

Median price \$630,000 Property Type Unit Suburb South Melbourne

Period - From 01/07/2020 to 30/06/2021 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	1507/152 Sturt St SOUTHBANK 3006	\$428,000	21/07/2021
2	76/69 Dorcas St SOUTH MELBOURNE 3205	\$420,000	29/07/2021
3	1414/568 St Kilda Rd MELBOURNE 3004	\$404,000	23/06/2021

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.~~

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Indicative Selling Price

\$390,000 - \$425,000

Median Unit Price

Year ending June 2021: \$630,000



Property Type: Apartment

Agent Comments

Comparable Properties



1507/152 Sturt St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$428,000

Method: Private Sale

Date: 21/07/2021

Property Type: Apartment



76/69 Dorcas St SOUTH MELBOURNE 3205 (VG)

Agent Comments



Price: \$420,000

Method: Sale

Date: 29/07/2021

Property Type: Subdivided Flat - Single OYO Flat



1414/568 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$404,000

Method: Private Sale

Date: 23/06/2021

Property Type: Apartment

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