## 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	303/99 Palmerston Crescent, South Melbourne Vic 3205
Including suburb and	
postcode	

#### 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	Pro	perty Type U	nit		Suburb	South Melbourne
Period - From	01/07/2020	to	30/06/2021	So	ource	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

Add	dress 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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

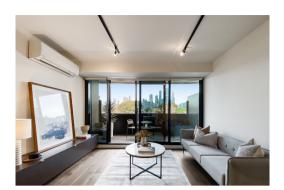
This Statement of Information was prepared on:	17/09/2021 13:03





James Burne 9520 9020 0434 288 066 jburne@bigginscott.com.au

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)

**├**──| 1 •

1

**6** 

**Price:** \$428,000 **Method:** Private Sale **Date:** 21/07/2021

Property Type: Apartment

**Agent Comments** 



76/69 Dorcas St SOUTH MELBOURNE 3205

(VG)

**--** 1





Price: \$420,000 Method: Sale Date: 29/07/2021

Property Type: Subdivided Flat - Single OYO

Flat

**Agent Comments** 



1414/568 St Kilda Rd MELBOURNE 3004

(REI/VG)





Price: \$404,000

Date: 23/06/2021 Property Type: Apartment

Method: Private Sale

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



