

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

304/97 Palmerston Crescent, South Melbourne Vic 3205

Indicative selling price

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

Range between \$700,000 & \$750,000

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	1412/50 Albert Rd SOUTH MELBOURNE 3205	\$710,000	02/03/2023
2	604/97 Palmerston Cr SOUTH MELBOURNE 3205	\$727,000	10/05/2023
3	2003/50 Albert Rd SOUTH MELBOURNE 3205	\$730,000	14/04/2023

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: 05/06/2023 12:10

304/97 Palmerston Crescent, South Melbourne Vic 3205



Lauchlan Waterfield

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Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

Year ending March 2023: \$600,000



2 2 2

Property Type: Apartment

Agent Comments

Comparable Properties



1412/50 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 2 1

Price: \$710,000

Method: Private Sale

Date: 02/03/2023

Property Type: Unit



604/97 Palmerston Cr SOUTH MELBOURNE 3205 (REI)

Agent Comments

2 2 2

Price: \$727,000

Method: Private Sale

Date: 10/05/2023

Property Type: Unit



2003/50 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 2 1

Price: \$730,000

Method: Private Sale

Date: 14/04/2023

Rooms: 4

Property Type: Apartment

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



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