

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

54 Palmerston Crescent,  
SOUTH MELBOURNE 3205

House

3 beds

2 baths

0 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$1,200,000 -  
\$1,300,000**

### Median sale price

Median **House** for **SOUTH MELBOURNE** for period **Apr 2017 - Jun 2017**  
Sourced from **REIV**.

**\$1,732,000**

### Comparable property sales

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 the most comparable to the property for sale.

**26 Canterbury Road,**  
MIDDLE PARK 3206      Price **\$1,420,000** Sold 08 April 2017

**172 Pickles Street,**  
SOUTH MELBOURNE 3205      Price **\$1,300,000** Sold 31 March 2017

**51 Eastern Road,**  
SOUTH MELBOURNE 3205      Price **\$1,186,000** Sold 24 June 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

### Contact agents

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