

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

114 Palmerston Crescent, South Melbourne Vic 3205

Indicative selling price

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

Single price

\$1,200,000

Median sale price

Median price

\$1,416,000

Property Type

House

Suburb

South Melbourne

Period - From

01/10/2019

to

31/12/2019

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	141 Nelson Rd SOUTH MELBOURNE 3205	\$1,295,000	22/02/2020
2	48 Spring St.E PORT MELBOURNE 3207	\$1,290,000	07/03/2020
3	48 Thomson St SOUTH MELBOURNE 3205	\$1,235,000	16/11/2019

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:

03/04/2020 14:09



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Property Type: House (Res)

Land Size: 126 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000

Median House Price

December quarter 2019: \$1,416,000

Comparable Properties

141 Nelson Rd SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 1 -

Price: \$1,295,000

Method: Auction Sale

Date: 22/02/2020

Property Type: House (Res)

Land Size: 103 sqm approx



48 Spring St.E PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 -

Price: \$1,290,000

Method: Private Sale

Date: 07/03/2020

Property Type: House



48 Thomson St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 1 -

Price: \$1,235,000

Method: Auction Sale

Date: 16/11/2019

Property Type: House (Res)

Land Size: 105 sqm approx