

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

504/97 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

&

\$770,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

South Melbourne

Period - From

29/08/2022

to

28/08/2023

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	304/97 Palmerston Cr SOUTH MELBOURNE 3205	\$745,000	07/08/2023
2	604/97 Palmerston Cr SOUTH MELBOURNE 3205	\$727,000	10/05/2023
3			

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:

29/08/2023 12:07



Property Type:

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

29/08/2022 - 28/08/2023: \$600,000

Comparable Properties



**304/97 Palmerston Cr SOUTH MELBOURNE
3205 (REI)**

Agent Comments



Price: \$745,000

Method: Private Sale

Date: 07/08/2023

Property Type: Unit



**604/97 Palmerston Cr SOUTH MELBOURNE
3205 (REI/VG)**

Agent Comments



Price: \$727,000

Method: Private Sale

Date: 10/05/2023

Property Type: Unit

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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