

## 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

G02/99 PALMERSTON CRESCENT SOUTH MELBOURNE VIC 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$365,000

&

\$385,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$558,750

Property type

Unit

Suburb

South Melbourne

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

### 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 6 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

209/67-71 STEAD STREET SOUTH MELBOURNE VIC 3205	\$380,000	23-Jul-24
505/75 PALMERSTON CRESCENT SOUTH MELBOURNE VIC 3205	\$388,500	28-Jun-24
106/211-215 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$360,000	16-Oct-24

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 6 months.~~

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**209/67-71 STEAD STREET SOUTH  
MELBOURNE VIC 3205**

 1  1  1

Sold Price

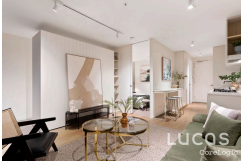
**\$380,000**

Sold Date

**23-Jul-24**

Distance

**0.18km**



**505/75 PALMERSTON CRESCENT  
SOUTH MELBOURNE VIC 3205**

 1  1  1

Sold Price

**\$388,500**

Sold Date

**28-Jun-24**

Distance

**0.19km**



**106/211-215 DORCAS STREET  
SOUTH MELBOURNE VIC 3205**

 1  1  1

Sold Price

**\$360,000**

Sold Date

**16-Oct-24**

Distance

**0.61km**

RS = Recent sale

UN = Undisclosed Sale

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