## 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

207/97 PALMERSTON CRESCENT SOUTH MELBOURNE VIC 3205

#### Indicative selling price

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

Single Price	or range between	\$295,000	&	\$320,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$557,500	Prop	erty type	e Unit		Suburb	South Melbourne
Period-from	01 May 2024	to	30 Apr 2	2025	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
G02/99 PALMERSTON CRESCENT SOUTH MELBOURNE VIC 3205	\$373,000	15-Feb-25
501/97 PALMERSTON CRESCENT SOUTH MELBOURNE VIC 3205	\$505,000	22-Nov-24
609/97 PALMERSTON CRESCENT SOUTH MELBOURNE VIC 3205	\$280,000	28-Jan-25

#### 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.

This Statement of Information was prepared on: 20 May 2025

