

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

108/97 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Mar 2023

to

29 Feb 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

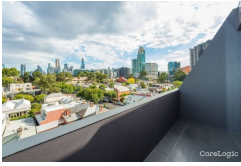
Date of sale

203/58 STEAD STREET SOUTH MELBOURNE VIC 3205	\$560,000	27-Nov-23
1108/28 BANK STREET SOUTH MELBOURNE VIC 3205	\$606,000	12-Feb-24
909/2-14 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$625,000	09-Jan-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.~~

This Statement of Information was prepared on: 11 March 2024

**203/58 STEAD STREET SOUTH
MELBOURNE VIC 3205**

2 1 1

Sold Price **\$560,000** Sold Date **27-Nov-23**Distance **0.11km****1108/28 BANK STREET SOUTH
MELBOURNE VIC 3205**

2 1 1

Sold Price ^{RS} **\$606,000** Sold Date **12-Feb-24**Distance **0.58km****909/2-14 ALBERT ROAD SOUTH
MELBOURNE VIC 3205**

2 1 1

Sold Price **\$625,000** Sold Date **09-Jan-24**Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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