

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

27 Palermo Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,850,000 & \$1,950,000

Median sale price

Median price \$2,275,000 Property Type House Suburb South Yarra

Period - From 01/01/2024 to 31/03/2024 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	27a Palermo St SOUTH YARRA 3141	\$2,520,000	05/03/2024
2	30 Phoenix St SOUTH YARRA 3141	\$1,850,000	17/03/2024
3	14 Alexandra St SOUTH YARRA 3141	\$1,795,000	23/03/2024

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: 18/04/2024 15:28

27 Palermo Street, South Yarra Vic 3141



Property Type:
Flat/Unit/Apartment (Res)
Land Size: 200 sqm approx
Agent Comments

Indicative Selling Price
\$1,850,000 - \$1,950,000
Median House Price
March quarter 2024: \$2,275,000

Comparable Properties



27a Palermo St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$2,520,000
Method: Private Sale
Date: 05/03/2024
Property Type: House



30 Phoenix St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,850,000
Method: Private Sale
Date: 17/03/2024
Property Type: House



14 Alexandra St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,795,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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