Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	27 Palermo Street, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,850,000	&	\$1,950,000
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Median sale price

Median price	\$2,275,000	Pro	perty 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

	aress of comparable property	1 1100	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

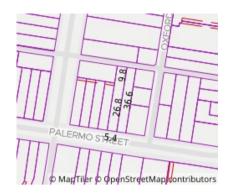
OR

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



Date of sale









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)







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



30 Phoenix St SOUTH YARRA 3141 (REI)







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



Agent Comments



14 Alexandra St SOUTH YARRA 3141 (REI)

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Price: \$1,795,000 Method: Auction Sale Date: 23/03/2024

Property Type: House (Res)

Agent Comments

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



