

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

27a Palermo Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$2,900,000 & \$3,190,000

Median sale price

Median price \$2,337,500 Property Type House Suburb South Yarra

Period - From 06/02/2023 to 05/02/2024 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	123 Leopold St SOUTH YARRA 3141	\$3,040,000	02/09/2023
2	4 Green St WINDSOR 3181	\$2,935,000	28/10/2023
3	38 Tivoli Rd SOUTH YARRA 3141	\$2,900,000	02/12/2023

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:

06/02/2024 08:47



 3
  2
  2

Property Type: House (Res)

Land Size: 193 sqm approx

Agent Comments

Indicative Selling Price

\$2,900,000 - \$3,190,000

Median House Price

06/02/2023 - 05/02/2024: \$2,337,500

Comparable Properties



123 Leopold St SOUTH YARRA 3141 (REI/VG) Agent Comments

 3
  2
  -

Price: \$3,040,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House

Land Size: 152 sqm approx



4 Green St WINDSOR 3181 (REI/VG) Agent Comments

 4
  4
  2

Price: \$2,935,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Townhouse (Res)

Land Size: 212 sqm approx



38 Tivoli Rd SOUTH YARRA 3141 (REI) Agent Comments

 3
  1
  1

Price: \$2,900,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 454 sqm approx

Account - Marshall White | P: 03 9822 9999