Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 27a Palermo Street, South Yarra Vic 3141

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|-------------|
| Range betwee | \$2,900,000 | | & | | \$3,190,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$2,337,500 | Pro | operty Type | Hou | ISE | | Suburb | South Yarra |
| Period - From | 06/02/2023 | to | 05/02/2024 | | So | urce | 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.

| Add | dress 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 |

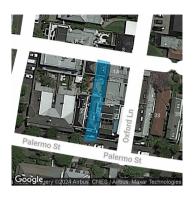
OR

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







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



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)

2 4

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)





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



propertydata

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Agent Comments

Agent Comments