## 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

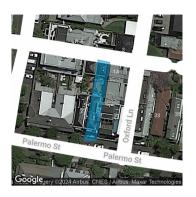
OR

**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

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