

STATEMENT OF INFORMATION



ANOTHER HOME PROUDLY
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CARY & BROOKE

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

505/75 PALMERSTON CRESCENT SOUTH MELBOURNE VIC 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

1507A/22 DORCAS STREET SOUTHBANK VIC 3006	\$385,000	05-Jan-24
1216/22 DORCAS STREET SOUTHBANK VIC 3006	\$385,000	04-Jan-24
1107/22 DORCAS STREET SOUTHBANK VIC 3006	\$382,500	13-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 05 June 2024



**1507A/22 DORCAS STREET
SOUTHBANK VIC 3006**

1 1 1

Sold Price **\$385,000** Sold Date **05-Jan-24**

Distance **0.53km**



**1216/22 DORCAS STREET
SOUTHBANK VIC 3006**

1 1 1

Sold Price Sold Date **04-Jan-24**

Distance **0.59km**



**1107/22 DORCAS STREET
SOUTHBANK VIC 3006**

1 1 1

Sold Price **\$382,500** Sold Date **13-Apr-24**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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