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<br>Including suburb and postcode | 3 Palermo Street, South Yarra Vic 3141 |

## Indicative selling price

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

Single price $2,450,000

## Median sale price

Median price $2,233,000 Property Type House Suburb South Yarra

Period - From 01/04/2023 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 | Price | Date of sale |
|---|---|---|---|
| 1 | 9 Fitzgerald St SOUTH YARRA 3141 | $2,335,000 | 18/01/2024 |
| 2 | | | |
| 3 | | | |

**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: 26/04/2024 15:17

# 3 Palermo Street, South Yarra Vic 3141



3 2 2

**Rooms:** 5
**Property Type:** House
**Land Size:** 222 sqm approx

Agent Comments

**Indicative Selling Price**
$2,450,000
**Median House Price**
Year ending March 2024: $2,233,000

## Comparable Properties



**9 Fitzgerald St SOUTH YARRA 3141 (REI/VG)**

3 2 1

**Price:** $2,335,000
**Method:** Private Sale
**Date:** 18/01/2024
**Property Type:** House
**Land Size:** 306 sqm approx

Agent Comments

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.

**Account** - Jellis Craig | P: 03 9864 5000

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