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	12 Palermo Street, South Yarra Vic 3141

Indicative selling price

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

Range between $1,220,000 & $1,300,000

Median sale price

Median price $1,955,000 Property Type House Suburb South Yarra

Period - From 09/10/2023 to 08/10/2024 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	32 Packington Pl PRAHRAN 3181	$1,305,000	21/08/2024
2	70 Surrey Rd SOUTH YARRA 3141	$1,277,000	07/08/2024
3	66a Fawkner St SOUTH YARRA 3141	$1,225,000	20/04/2024

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: 09/10/2024 15:36

12 Palermo Street, South Yarra Vic 3141



2 1 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,220,000 - $1,300,000
Median House Price
09/10/2023 - 08/10/2024: $1,955,000

Comparable Properties



32 Packington Pl PRAHRAN 3181 (REI/VG)

2 1 -

Agent Comments

Price: $1,305,000
Method: Sold Before Auction
Date: 21/08/2024
Property Type: House (Res)
Land Size: 143 sqm approx



70 Surrey Rd SOUTH YARRA 3141 (REI/VG)

2 1 1

Agent Comments

Price: $1,277,000
Method: Sold Before Auction
Date: 07/08/2024
Property Type: House (Res)
Land Size: 179 sqm approx



66a Fawkner St SOUTH YARRA 3141 (REI/VG)

2 1 -

Agent Comments

Price: $1,225,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 125 sqm approx

Account - Jellis Craig | P: 03 9864 5000

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