

## 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

402/75 PALMERSTON CRESCENT SOUTH MELBOURNE VIC 3205

### Indicative selling price

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

Single Price

or range  
between

\$720,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$592,500

Property type

Unit

Suburb

South Melbourne

Period-from

01 Apr 2022

to

31 Mar 2023

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

1502/25-29 COVENTRY STREET SOUTHBANK VIC 3006	\$760,000	06-Mar-23
507/20 QUEENS ROAD MELBOURNE VIC 3004	\$760,000	03-Oct-22
5107/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$730,000	15-Mar-23

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: 03 April 2023



**1502/25-29 COVENTRY STREET  
SOUTHBANK VIC 3006**

 2  2  1

Sold Price

<sup>RS</sup> **\$760,000**

Sold Date **06-Mar-23**

Distance **0.68km**



**507/20 QUEENS ROAD  
MELBOURNE VIC 3004**

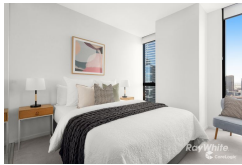
 2  2  1

Sold Price

**\$760,000**

Sold Date **03-Oct-22**

Distance **0.78km**



**5107/70 SOUTHBANK BOULEVARD  
SOUTHBANK VIC 3006**

 2  2  1

Sold Price

<sup>RS</sup> **\$730,000**

Sold Date **15-Mar-23**

Distance **1.44km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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