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 | 108/124 Palmerston Street, Carlton Vic 3053 |

## Indicative selling price

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

Range between $530,000 & $570,000

## Median sale price

Median price $557,500 Property Type Unit Suburb Carlton

Period - From 01/10/2020 to 30/09/2021 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 | 407/145 Queensberry St CARLTON 3053 | $585,000 | 21/06/2021 |
| 2 | 106/124 Palmerston St CARLTON 3053 | $572,500 | 06/10/2021 |
| 3 | 507/118 Russell St MELBOURNE 3000 | $520,000 | 29/09/2021 |

**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: 25/10/2021 17:15

# 108/124 Palmerston Street, Carlton Vic 3053



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**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**
$530,000 - $570,000
**Median Unit Price**
Year ending September 2021: $557,500

## Comparable Properties



**407/145 Queensberry St CARLTON 3053 (REI/VG)**

2 2 -

**Price:** $585,000
**Method:** Private Sale
**Date:** 21/06/2021
**Property Type:** Apartment

Agent Comments



**106/124 Palmerston St CARLTON 3053 (REI)**

2 1 -

**Price:** $572,500
**Method:** Auction Sale
**Date:** 06/10/2021
**Property Type:** Unit

Agent Comments



**507/118 Russell St MELBOURNE 3000 (REI/VG)**

2 1 -

**Price:** $520,000
**Method:** Private Sale
**Date:** 29/09/2021
**Property Type:** Apartment

Agent Comments

**Account** - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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