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	48 Palmerston Street, Carlton Vic 3053

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,500,000 Property Type House Suburb Carlton

Period - From 01/04/2023 to 30/06/2023 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	157 Gore St FITZROY 3065	$1,241,000	17/06/2023
2	33 Davis St CARLTON NORTH 3054	$1,170,000	25/03/2023
3	784 Lygon St CARLTON NORTH 3054	$1,165,000	15/03/2023

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: 06/09/2023 13:42

48 Palmerston Street, Carlton Vic 3053



3 2 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
June quarter 2023: $1,500,000

Comparable Properties



157 Gore St FITZROY 3065 (REI/VG)

2 1 -

Agent Comments

Price: $1,241,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)
Land Size: 58 sqm approx



33 Davis St CARLTON NORTH 3054 (REI/VG)

2 1 -

Agent Comments

Price: $1,170,000
Method: Auction Sale
Date: 25/03/2023
Property Type: House (Res)
Land Size: 105 sqm approx



784 Lygon St CARLTON NORTH 3054 (REI/VG)

3 1 -

Agent Comments

Price: $1,165,000
Method: Private Sale
Date: 15/03/2023
Property Type: House
Land Size: 126 sqm approx

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

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