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	120 Palmerston Street, Carlton Vic 3053

Indicative selling price

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

Single price $985,000

Median sale price

Median price $1,390,000 Property Type House Suburb Carlton

Period - From 26/11/2023 to 25/11/2024 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	18 Budd St COLLINGWOOD 3066	$975,000	15/10/2024
2	162 Keele St COLLINGWOOD 3066	$967,000	05/10/2024
3	33 Bedford St COLLINGWOOD 3066	$940,000	21/09/2024

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: 26/11/2024 16:10

120 Palmerston Street, Carlton Vic 3053

Nelson Alexander



2 1 0

Property Type: House
Land Size: 120 sqm approx

Agent Comments

Indicative Selling Price
$985,000
Median House Price
26/11/2023 - 25/11/2024: $1,390,000

Comparable Properties



18 Budd St COLLINGWOOD 3066 (REI/VG)

2 1 1

Price: $975,000
Method: Private Sale
Date: 15/10/2024
Property Type: House
Land Size: 232 sqm approx

Agent Comments



162 Keele St COLLINGWOOD 3066 (REI)

2 1 -

Price: $967,000
Method: Sold Before Auction
Date: 05/10/2024
Property Type: House (Res)

Agent Comments



33 Bedford St COLLINGWOOD 3066 (REI/VG)

2 1 -

Price: $940,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 75 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423

REIV THE DIFFERENCE

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