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	8/105 Palmerston Street, Carlton Vic 3053

Indicative selling price

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

Single price $1,190,000

Median sale price

Median price $950,000 Property Type Townhouse Suburb Carlton

Period - From 06/12/2023 to 05/12/2024 Source Property Data

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	10 Rowe St FITZROY NORTH 3068	$1,250,000	08/08/2024
2	3/297 Wellington St COLLINGWOOD 3066	$1,250,000	12/07/2024
3			

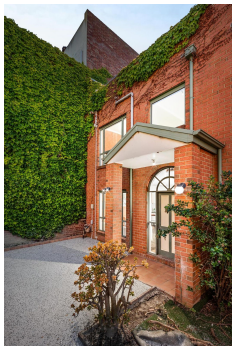
OR

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: 06/12/2024 11:29

8/105 Palmerston Street, Carlton Vic 3053

Nelson Alexander



4 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,190,000
Median Townhouse Price
06/12/2023 - 05/12/2024: $950,000

Comparable Properties

10 Rowe St FITZROY NORTH 3068 (VG)

4 - -

Agent Comments

Price: $1,250,000
Method: Sale
Date: 08/08/2024
Property Type: House - Attached House N.E.C.
Land Size: 208 sqm approx



3/297 Wellington St COLLINGWOOD 3066 (REI/VG)

3 2 1

Agent Comments

Price: $1,250,000
Method: Private Sale
Date: 12/07/2024
Property Type: Townhouse (Single)

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.

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE

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