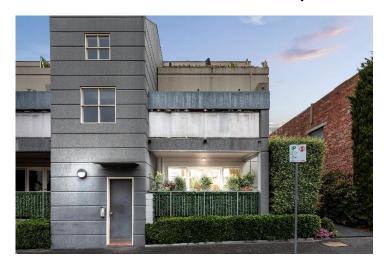
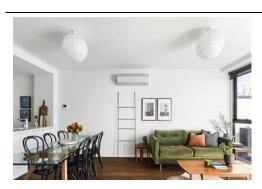
5/7-29 Little Palmerston Street, Carlton Vic 3053



2 Bed 1 Bath 1 Car Property Type: Flat/Unit/Apartment (Res) Indicative Selling Price \$785,000 Median House Price June quarter 2024: \$568,000

Comparable Properties



302/150 Kerr Street, Fitzroy 3065 (REI)

2 Bed 2 Bath 1 Car Price: \$800,000

Method: Sold Before Auction

Date: 04/09/2024

Property Type: Apartment

Agent Comments: Comparable position superior

accommodation



1/50 Leicester Street, Carlton 3053 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$769,000 Method: Private Sale Date: 17/05/2024

Property Type: Apartment

Agent Comments: Comparable condition, inferior position



103/57 Johnston Street, Fitzroy 3065 (REI/VG)

2 Bed 2 Bath 1 Car Price: \$790,000 Method: Private Sale Date: 14/04/2024

Property Type: Apartment

Agent Comments: Newer development, inferior size

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered	for sale			
Address Including suburb or locality and postcode	5/7-29 Little Palmerston Street, Carlton Vic 3053			
Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting				
Single price	\$785,000			
Median sale price				
Median price	\$568,000 Unit x Suburb Carlton			
Period - From	01/04/2024 to 30/06/2024 Source REIV			

Comparable property sales

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
302/150 Kerr Street, FITZROY 3065	\$800,000	04/09/2024
1/50 Leicester Street, CARLTON 3053	\$769,000	17/05/2024
103/57 Johnston Street, FITZROY 3065	\$790,000	14/04/2024

This Statement of Information was prepared on:	07/10/2024
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