

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

105/23 PALMERSTON STREET CARLTON VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$385,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Carlton

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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 6 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

309/94 CANNING STREET CARLTON VIC 3053	\$388,000	02-Jun-21
317/495 RATHDOWNE STREET CARLTON VIC 3053	\$360,000	19-Dec-21
9/172-178 PRINCES STREET CARLTON NORTH VIC 3054	\$382,999	10-Dec-21

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 6 months.~~

This Statement of Information was prepared on: 21 March 2022


**309/94 CANNING STREET
CARLTON VIC 3053**

1 1 1

Sold Price \$388,000 Sold Date 02-Jun-21
Distance -

**317/495 RATHDOWNE STREET
CARLTON VIC 3053**

1 1 1

Sold Price \$360,000 Sold Date 19-Dec-21
Distance 0.45km

**9/172-178 PRINCES STREET
CARLTON NORTH VIC 3054**

1 1 1

Sold Price \$382,999 Sold Date 10-Dec-21
Distance 0.71km
RS = Recent sale

UN = Undisclosed Sale

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