

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

31 / 7 – 29 Little Palmerston Street Carlton 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

or range between

\$830,000

Median sale price

Median price

\$590,000

Property type

apartment

Suburb

Carlton 3053

Period - From

March/2022

to

Feb/2023

Source

REA

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
20/108 ELGIN ST, CARLTON, VIC 3053	\$799,000	27/01/2023
703/668 SWANSTON ST, CARLTON, VIC 3053	\$800,000	01/10/2022
5/22 DUDLEY ST, WEST MELBOURNE, VIC 3003	\$799,000	17/12/2022

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: 7/3/2023 9:50