

159 Palmerston Street, Carlton Vic 3053



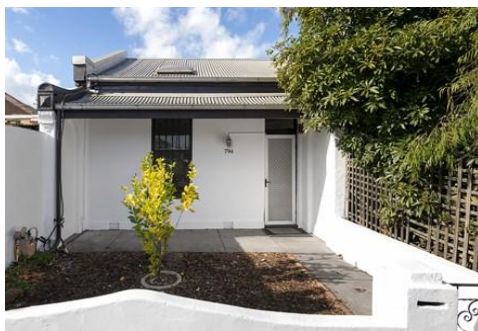
2 Bed 1 Bath 1 Car
Rooms: 3
Property Type: House
Land Size: 120 sqm approx
Indicative Selling Price
 \$900,000 - \$990,000
Median House Price
 Year ending September 2022:
 \$1,705,000

Comparable Properties



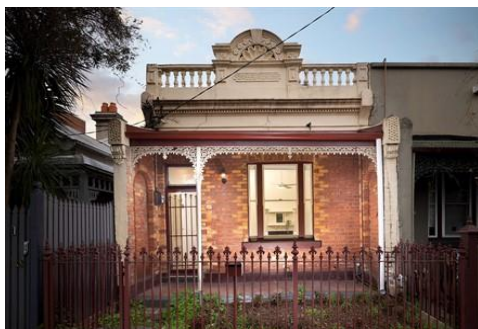
30 Hilton Street, Clifton Hill 3068 (REI/VG)

2 Bed 1 Bath - Car
Price: \$990,000
Method: Sold Before Auction
Date: 09/09/2022
Property Type: House(Res)
Land Size: 103 sqm approx
Agent Comments: Superior location inferior condition and land size



794 Lygon Street, Carlton North 3054 (REI/VG)

3 Bed 1 Bath - Car
Price: \$935,000
Method: Private Sale
Date: 03/08/2022
Property Type: House
Land Size: 141 sqm approx
Agent Comments: Inferior location, superior land size & no off street parking



50 Alexandra Parade, Fitzroy 3065 (REI/VG)

2 Bed 1 Bath - Car
Price: \$935,000
Method: Auction Sale
Date: 30/07/2022
Property Type: House (Res)
Land Size: 134 sqm approx
Agent Comments: Inferior position, superior land size, and accommodation

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

159 Palmerston Street, Carlton Vic 3053

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,705,000 House x Suburb Carlton

Period - From 01/10/2021 to 30/09/2022 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
30 Hilton Street, CLIFTON HILL 3068	\$990,000	09/09/2022
794 Lygon Street, CARLTON NORTH 3054	\$935,000	03/08/2022
50 Alexandra Parade, FITZROY 3065	\$935,000	30/07/2022

This Statement of Information was prepared on:

17/11/2022 09:35