

## 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

503/23 PALMERSTON STREET CARLTON VIC 3053

### Indicative selling price

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

Single Price

or range  
between

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$477,499

Property type

Unit

Suburb

Carlton

Period-from

01 Dec 2021

to

30 Nov 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

41 PALMERSTON STREET CARLTON VIC 3053	\$630,000	05-Oct-22
104/475-485 CARDIGAN STREET CARLTON VIC 3053	\$645,000	03-Sep-22
403/94 CANNING STREET CARLTON VIC 3053	\$578,000	06-Oct-22

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 December 2022



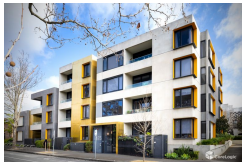
**41 PALMERSTON STREET  
CARLTON VIC 3053**

2 2 1

Sold Price

<sup>RS</sup> **\$630,000** Sold Date **05-Oct-22**

Distance **0.07km**



**104/475-485 CARDIGAN STREET  
CARLTON VIC 3053**

2 2 1

Sold Price

**\$645,000** Sold Date **03-Sep-22**

Distance **0.78km**



**403/94 CANNING STREET  
CARLTON VIC 3053**

2 2 1

Sold Price

**\$578,000** Sold Date **06-Oct-22**

Distance **0.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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