

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

110/124 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

or range
between

\$580,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$399,000

Property type

Unit

Suburb

Carlton

Period-from

01 Feb 2024

to

31 Jan 2025

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

19/220 ELGIN STREET CARLTON VIC 3053	\$660,000	09-Oct-24
45/121 RATHDOWNE STREET CARLTON VIC 3053	\$635,000	19-Dec-24
3/487 BRUNSWICK STREET FITZROY NORTH VIC 3068	\$600,000	12-Aug-24

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: 07 February 2025

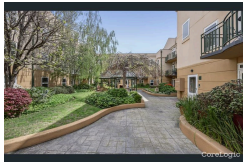


**19/220 ELGIN STREET CARLTON
VIC 3053**

2 1 1

Sold Price **\$660,000** Sold Date **09-Oct-24**

Distance **0.37km**



**45/121 RATHDOWNE STREET
CARLTON VIC 3053**

2 1 -

Sold Price ^{RS} **\$635,000** ^{UN} Sold Date **19-Dec-24**

Distance **0.93km**



**3/487 BRUNSWICK STREET
FITZROY NORTH VIC 3068**

2 1 -

Sold Price **\$600,000** Sold Date **12-Aug-24**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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