

# 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

101/37 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)

Single price

\$610,000

### Median sale price

Median price

\$571,250

Property Type

Unit

Suburb

Carlton

Period - From

01/04/2021

to

31/03/2022

Source

REIV

### 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
1	66/422 Cardigan St CARLTON 3053	\$685,000	15/12/2021
2	17/36 Drummond St CARLTON 3053	\$674,000	12/02/2022
3	911/1 Bouverie St CARLTON 3053	\$627,000	11/02/2022

**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:

18/04/2022 14:54

101/37 Palmerston Street, Carlton Vic 3053



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$610,000  
**Median Unit Price**  
Year ending March 2022: \$571,250

## Comparable Properties



**66/422 Cardigan St CARLTON 3053 (REI/VG)** **Agent Comments**



**Price:** \$685,000  
**Method:** Private Sale  
**Date:** 15/12/2021  
**Property Type:** Apartment



**17/36 Drummond St CARLTON 3053 (REI)** **Agent Comments**



**Price:** \$674,000  
**Method:** Auction Sale  
**Date:** 12/02/2022  
**Property Type:** Unit



**911/1 Bouverie St CARLTON 3053 (REI)** **Agent Comments**



**Price:** \$627,000  
**Method:** Private Sale  
**Date:** 11/02/2022  
**Property Type:** Apartment

**Account - Belle Property Carlton & Melbourne** | P: 03 9347 1170 | F: 03 9347 1161



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