

# 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

8 Palmerston Place, Carlton Vic 3053

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,765,000

Property Type House

Suburb Carlton

Period - From 01/07/2022

to

30/09/2022

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	156 Errol St NORTH MELBOURNE 3051	\$1,190,000	17/09/2022
2	28 Rae St FITZROY NORTH 3068	\$1,170,000	10/09/2022
3	109 Leicester St FITZROY 3065	\$1,113,000	04/06/2022

**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:

19/10/2022 18:38



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**Rooms:** 4

**Property Type:** House

**Land Size:** 137 sqm approx

**Agent Comments**

## Comparable Properties



**156 Errol St NORTH MELBOURNE 3051 (REI)**

**Agent Comments**

2 1 -

**Price:** \$1,190,000

**Method:** Auction Sale

**Date:** 17/09/2022

**Property Type:** House (Res)



**28 Rae St FITZROY NORTH 3068 (REI)**

**Agent Comments**

2 1 -

**Price:** \$1,170,000

**Method:** Auction Sale

**Date:** 10/09/2022

**Property Type:** House (Res)



**109 Leicester St FITZROY 3065 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$1,113,000

**Method:** Auction Sale

**Date:** 04/06/2022

**Property Type:** House (Res)

**Land Size:** 125 sqm approx