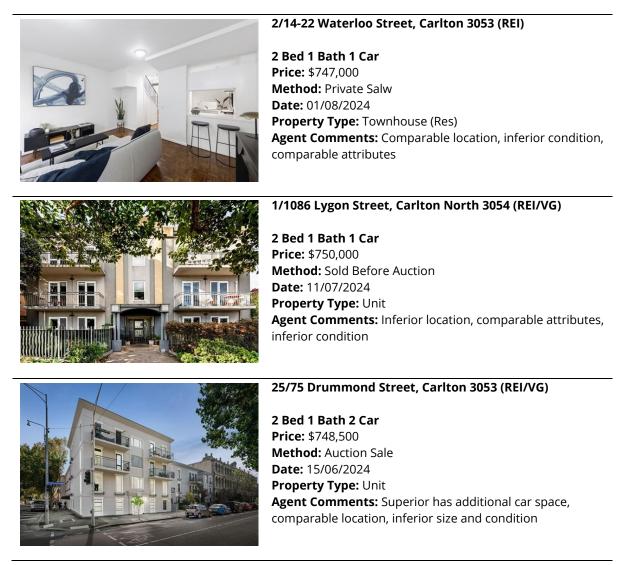
woodards 🚾

13/7-29 Little Palmerston Street, Carlton Vic 3053



2 Bed 1 Bath 1 Car Property Type: Flat/Unit/Apartment (Res) Indicative Selling Price \$740,000 - \$780,000 Median House Price June quarter 2024: \$568,000

Comparable Properties



Carlton North 631-633 Nicholson Street 9344 1000

woodards.com.au

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

Indicative selling price

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

| Range betweer | \$740,000 | & | \$780,000 | | |
|-------------------|---------------|------------|----------------|--|--|
| Median sale price | | | | | |
| Median price | \$568,000 | Unit x | Suburb Carlton | | |
| Period - From | 01/04/2024 to | 30/06/2024 | 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 |
|---|-----------|--------------|
| 2/14-22 Waterloo Street, CARLTON 3053 | \$747,000 | 01/08/2024 |
| 1/1086 Lygon Street, CARLTON NORTH 3054 | \$750,000 | 11/07/2024 |
| 25/75 Drummond Street, CARLTON 3053 | \$748,500 | 15/06/2024 |

This Statement of Information was prepared on:

26/09/2024 11:02



This guide must not be taken as legal advice.