

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

111/124 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$250,600

Property type

Unit

Suburb

Carlton

Period-from

01 Mar 2020

to

28 Feb 2021

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

110/124 Palmerston Street Carlton VIC 3053	\$543,000	05-Mar-21
502/495 Rathdowne Street Carlton VIC 3053	\$550,000	21-Feb-21
303/82 Canning Street Carlton VIC 3053	\$572,500	03-Dec-20

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: 17 March 2021



110/124 Palmerston Street Carlton VIC 3053

Sold Price

^{RS} **\$543,000**

Sold Date

05-Mar-21



2



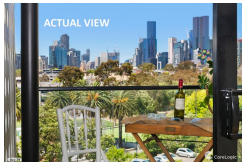
1



-

Distance

-



502/495 Rathdowne Street Carlton VIC 3053

Sold Price

^{RS} **\$550,000**

Sold Date

21-Feb-21



2



1



1

Distance

0.21km



303/82 Canning Street Carlton VIC 3053

Sold Price

\$572,500

Sold Date

03-Dec-20



2



1



1

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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