

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

309/131 PELHAM 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

\$140,000

&

\$154,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$352,000

Property type

Unit

Suburb

Carlton

Period-from

01 Sep 2023

to

31 Aug 2024

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

| | | |
|--|-----------|-----------|
| 204/131 PELHAM STREET CARLTON VIC 3053 | \$150,000 | 08-Jun-24 |
| 217/131 PELHAM STREET CARLTON VIC 3053 | \$150,000 | 13-Jul-24 |
| 908/131 PELHAM STREET CARLTON VIC 3053 | \$142,800 | 18-May-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: 23 September 2024

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**204/131 PELHAM STREET
CARLTON VIC 3053**

 1  1  -

Sold Price

\$150,000

Sold Date **08-Jun-24**

Distance **0.01km**



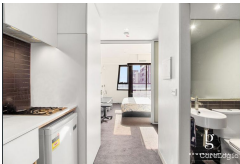
**217/131 PELHAM STREET CARLTON
VIC 3053**

 1  1  -

Sold Price

Sold Date **13-Jul-24**

Distance **0.01km**



**908/131 PELHAM STREET
CARLTON VIC 3053**

 1  1  -

Sold Price

\$142,800

Sold Date **18-May-24**

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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