

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 816/131 Pelham Street, Carlton Vic 3053

Indicative selling price

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

Range between \$150,000 & \$165,000

Median sale price

Median price \$431,000 Property Type Unit Suburb Carlton

Period - From 01/07/2023 to 30/06/2024 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	1213/131 Pelham St CARLTON 3053	\$160,000	18/07/2024
2	217/131 Pelham St CARLTON 3053	\$150,000	16/07/2024
3	204/131 Pelham St CARLTON 3053	\$150,000	13/06/2024

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.~~

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816/131 Pelham Street, Carlton Vic 3053



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$150,000 - \$165,000
Median Unit Price
Year ending June 2024: \$431,000

Comparable Properties



1213/131 Pelham St CARLTON 3053 (REI/VG) **Agent Comments**



Price: \$160,000
Method: Private Sale
Date: 18/07/2024
Property Type: Apartment



217/131 Pelham St CARLTON 3053 (REI/VG) **Agent Comments**



Price: \$150,000
Method: Private Sale
Date: 16/07/2024
Property Type: Apartment



204/131 Pelham St CARLTON 3053 (REI/VG) **Agent Comments**



Price: \$150,000
Method: Private Sale
Date: 13/06/2024
Property Type: Studio Apartment
Land Size: 25 sqm approx