

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

908/131 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

\$155,000

&

\$165,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Carlton

Period-from

01 Aug 2021

to

31 Jul 2022

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

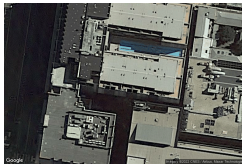
Date of sale

969/488 SWANSTON STREET CARLTON VIC 3053	\$156,000	02-Mar-22
219/528 SWANSTON STREET CARLTON VIC 3053	\$200,000	29-Jun-22
613/528 SWANSTON STREET CARLTON VIC 3053	\$238,000	08-Aug-22

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 August 2022



**969/488 SWANSTON STREET
CARLTON VIC 3053**

1 - 1

Sold Price

\$156,000

Sold Date

02-Mar-22

Distance

0.31km



**219/528 SWANSTON STREET
CARLTON VIC 3053**

1 1 1

Sold Price

\$200,000

Sold Date

29-Jun-22

Distance

0.17km



**613/528 SWANSTON STREET
CARLTON VIC 3053**

1 1 1

Sold Price

^{RS} **\$238,000**

Sold Date

08-Aug-22

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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