

Statement of Information

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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

1/198 Pigdon Street, Carlton North Vic 3054

Indicative selling price

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

Single price

\$995,000

Median sale price

Median price

\$1,645,000

House

X

Unit

Suburb

Carlton North

Period - From

01/01/2019

to

31/03/2019

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	5/41 Kerr St FITZROY 3065	\$1,030,000	09/02/2019
2	13/5 Evans St BRUNSWICK 3056	\$965,000	15/11/2018
3	79a Victoria St BRUNSWICK EAST 3057	\$957,500	01/12/2018

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.~~