

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	16/53 Pelham Street, Carlton Vic 3053
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$950,000	&	\$1,045,000
Range between	\$950,000	&	\$1,045,000

Median sale price

Median price	\$1,584,000	Hou	ise X	Unit		Suburb	Carlton
Period - From	01/07/2016	to	30/06/2017		Source	REIV	

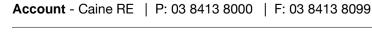
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	67/1 Queensberry St CARLTON 3053	\$1,005,000	12/08/2017
2	19/183 Kerr St FITZROY 3065	\$925,000	05/08/2017
3	66 Palmerston St CARLTON 3053	\$920,000	22/07/2017

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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Rooms: 5

Property Type: Townhouse **Land Size:** 118 sqm approx

Agent Comments

Indicative Selling Price \$950,000 - \$1,045,000 Median House Price Year ending June 2017: \$1,584,000

Comparable Properties



67/1 Queensberry St CARLTON 3053 (REI)

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1 - - -

Price: \$1,005,000

Method: Sold Before Auction

Date: 12/08/2017

Rooms: -

Property Type: Apartment

Agent Comments



19/183 Kerr St FITZROY 3065 (REI)

-2





Price: \$925,000 **Method:** Auction Sale **Date:** 05/08/2017

Rooms: -

Property Type: Apartment

Agent Comments



66 Palmerston St CARLTON 3053 (REI)

=3





Price: \$920,000 Method: Auction Sale Date: 22/07/2017

Rooms: -

Property Type: House (Res)

Agent Comments

Account - Caine RE | P: 03 8413 8000 | F: 03 8413 8099





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