

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

803/131 Pelham Street, Carlton Vic 3053

Indicative selling price

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

Single price

\$195,000

Median sale price

Median price

\$380,000

Property Type

Unit

Suburb

Carlton

Period - From

22/06/2019

to

21/06/2020

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	155/800 Swanston St CARLTON 3053	\$220,000	03/03/2020
2	309/62 Hayward La MELBOURNE 3000	\$210,000	04/03/2020
3	507/62 Hayward La MELBOURNE 3000	\$191,000	25/02/2020

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.~~

This Statement of Information was prepared on:

22/06/2020 16:12

803/131 Pelham Street, Carlton Vic 3053



1 bed 1 bath 1 car

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$195,000

Median Unit Price

22/06/2019 - 21/06/2020: \$380,000

Comparable Properties



155/800 Swanston St CARLTON 3053 (REI/VG) Agent Comments

1 bed 1 bath 1 car

Price: \$220,000

Method: Private Sale

Date: 03/03/2020

Rooms: 2

Property Type: Apartment



309/62 Hayward La MELBOURNE 3000 (REI/VG) Agent Comments

1 bed 1 bath 1 car

Price: \$210,000

Method: Private Sale

Date: 04/03/2020

Rooms: 1

Property Type: Studio Apartment

507/62 Hayward La MELBOURNE 3000 (VG) Agent Comments

1 bed 1 bath 1 car

Price: \$191,000

Method: Sale

Date: 25/02/2020

Property Type: Strata Unit/Flat

Account - Belle Property Melbourne | P: 03 9347 1170 | F: 03 9347 1161



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.