

## 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

412/13/ Pelham Street Carlton VIC 3053

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$155,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$289,444

Property type

Unit

Suburb

Carlton

Period-from

01 Apr 2020

to

31 Mar 2021

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

521/488 Swanston Street Carlton VIC 3053	\$150,000	01-Feb-21
201/800 Swanston Street Carlton VIC 3053	\$155,000	23-Nov-20
512/188-196 Peel Street North Melbourne VIC 3051	\$145,000	16-Mar-21

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: 27 April 2021

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**521/488 Swanston Street Carlton  
VIC 3053**

 1  1  -

Sold Price

**\$150,000**

Sold Date

**01-Feb-21**

Distance

**0.31km**



**201/800 Swanston Street Carlton  
VIC 3053**

 3  1  1

Sold Price

**\$155,000**

Sold Date

**23-Nov-20**

Distance

**0.55km**



**512/188-196 Peel Street North  
Melbourne VIC 3051**

 1  1  -

Sold Price

**\$145,000**

Sold Date

**16-Mar-21**

Distance

**0.62km**

RS = Recent sale

UN = Undisclosed Sale

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