

# 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 807/123 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)

Range between \$550,000 & \$575,000

### Median sale price

Median price \$606,000 House Unit X Suburb Carlton

Period - From 01/04/2018 to 30/06/2018 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
1 703/123 Pelham St CARLTON 3053	\$575,000	28/04/2018
2 207A/640 Swanston St CARLTON 3053	\$560,000	13/06/2018
3 902/123 Pelham St CARLTON 3053	\$558,864	17/05/2018

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.