

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

618/131 Pelham Street, Carlton Vic 3053

Indicative selling price

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

Single price

\$220,000

Median sale price

Median price

\$515,000

Property Type

Unit

Suburb

Carlton

Period - From

01/01/2021

to

31/03/2021

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	605/45 Victoria Pde COLLINGWOOD 3066	\$235,000	28/04/2021
2	411/408 Lonsdale St MELBOURNE 3000	\$200,000	27/04/2021
3	1011/181 Abeckett St MELBOURNE 3000	\$195,000	09/04/2021

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:

24/05/2021 09:56



Property Type:
Agent Comments

Indicative Selling Price
\$220,000
Median Unit Price
March quarter 2021: \$515,000

Comparable Properties



605/45 Victoria Pde COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$235,000
Method: Private Sale
Date: 28/04/2021
Property Type: Apartment



411/408 Lonsdale St MELBOURNE 3000 (REI)

Agent Comments



Price: \$200,000
Method: Private Sale
Date: 27/04/2021
Property Type: Apartment



1011/181 Abeckett St MELBOURNE 3000 (REI)

Agent Comments



Price: \$195,000
Method: Sold Before Auction
Date: 09/04/2021
Property Type: Apartment