

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

203/131 PELHAM STREET CARLTON VIC 3053

Indicative selling price

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

Single Price

or range
between

\$155,000

&

\$165,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$347,500

Property type

Unit

Suburb

Carlton

Period-from

01 May 2023

to

30 Apr 2024

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

710/131 PELHAM STREET CARLTON VIC 3053	\$178,000	05-Apr-23
803/131 PELHAM STREET CARLTON VIC 3053	\$155,000	10-Apr-24
1207/131 PELHAM STREET CARLTON VIC 3053	\$205,000	05-Jan-24

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 May 2024



710/131 PELHAM STREET CARLTON VIC 3053 Sold Price **\$178,000** Sold Date **05-Apr-23**

1 1 -

Distance **0km**



803/131 PELHAM STREET CARLTON VIC 3053 Sold Price ^{RS} **\$155,000** ^{UN} Sold Date **10-Apr-24**

1 1 -

Distance **0km**



1207/131 PELHAM STREET CARLTON VIC 3053 Sold Price **\$205,000** Sold Date **05-Jan-24**

1 1 -

Distance **0.01km**

RS = Recent sale UN = Undisclosed Sale

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