Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Single price \$155,0	000
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Median sale price

Median price \$450,000	Pro	pperty Type Uni	t	Subi	urb Melbourne
Period - From 01/07/2023	to	30/09/2023	Sou	rce 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	504/127 Leicester St CARLTON 3053	\$155,000	07/07/2023
2	114/131 Pelham St CARLTON 3053	\$150,000	25/07/2023
3			

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.

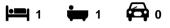
This Statement of Information was prepared on:	25/10/2023 10:26



Date of sale

RT Edgar





Property Type: Apartment Agent Comments

Indicative Selling Price \$155,000 Median Unit Price September quarter 2023: \$450,000

Comparable Properties



504/127 Leicester St CARLTON 3053 (VG)

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Price: \$155,000 Method: Sale Date: 07/07/2023

Property Type: Strata Unit/Flat

Agent Comments

114/131 Pelham St CARLTON 3053 (VG)

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Price: \$150,000 Method: Sale Date: 25/07/2023

Property Type: Strata Unit/Flat

Agent Comments

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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



