



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

805/123 Pelham Street, Carlton, 3053

Indicative selling price

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

Single price

or range between

\$530,000.00

&

\$560,000.00

Median sale price

Median price

\$346,000.00

Property type

Unit/Apartment,
Car Park

Suburb

CARLTON

Period - From

Oct 2019

to

Sep 2019

Source

Corelogic

Comparable property sales

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 |
|---|--------------|--------------|
| 605/123 Pelham Street Carlton VIC 3053 | \$545,500.00 | 19/06/2019 |
| 202/111 Leicester Street Carlton VIC 3053 | \$546,000.00 | 30/05/2019 |
| 906/68 La Trobe Street Melbourne VIC 3000 | \$560,000.00 | 29/05/2019 |

This Statement of Information was prepared on:

Tuesday 29th October 2019