# 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

1003/131 Pelham Street, Carlton Vic 3053

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$150,000		&		\$165,000			
Median sale p	rice							
Median price	\$550,000	Pro	operty Type	Unit			Suburb	Carlton
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	515/131 Pelham St CARLTON 3053	\$160,000	15/02/2025
2	816/131 Pelham St CARLTON 3053	\$160,000	25/12/2024
3	107/42 Barry St CARLTON 3053	\$153,000	27/11/2024

OR

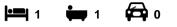
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

22/02/2025 16:09

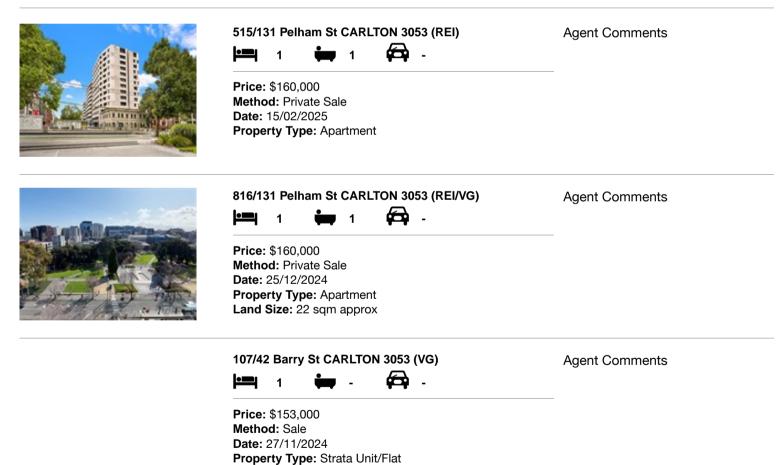






**Property Type:** Apartment **Land Size:** 24 sqm approx Agent Comments Indicative Selling Price \$150,000 - \$165,000 Median Unit Price December quarter 2024: \$550,000

# **Comparable Properties**



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