

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

910/131 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

\$180,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$394,500

Property type

Unit

Suburb

Carlton

Period-from

01 Jun 2022

to

31 May 2023

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

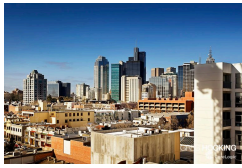
Date of sale

710/131 PELHAM STREET CARLTON VIC 3053	\$178,000	05-Apr-23
814/131 PELHAM STREET CARLTON VIC 3053	\$150,000	03-Feb-23
1212/131 PELHAM STREET CARLTON VIC 3053	\$145,000	11-Apr-23

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: 28 June 2023



710/131 PELHAM STREET CARLTON VIC 3053

Sold Price

\$178,000 Sold Date **05-Apr-23**

 1  1  -

Distance **0km**



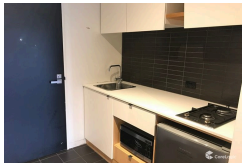
814/131 PELHAM STREET CARLTON VIC 3053

Sold Price

\$150,000 Sold Date **03-Feb-23**

 1  1  -

Distance **0km**



1212/131 PELHAM STREET CARLTON VIC 3053

Sold Price

\$145,000 Sold Date **11-Apr-23**

 1  1  -

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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