

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

204/123 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$260,000

Property type

Unit

Suburb

Carlton

Period-from

01 Nov 2019

to

31 Oct 2020

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

406/123 Pelham Street Carlton VIC 3053	\$495,000	11-Jul-20
505/123 Pelham Street Carlton VIC 3053	\$501,000	09-Jul-20
1106/483 Swanston Street Melbourne VIC 3000	\$557,000	12-May-20

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: 24 November 2020



406/123 Pelham Street Carlton VIC 3053

2 1 -

Sold Price

\$495,000

Sold Date

11-Jul-20

Distance

-



505/123 Pelham Street Carlton VIC 3053

2 1 -

Sold Price

\$501,000

Sold Date

09-Jul-20

Distance

-



1106/483 Swanston Street Melbourne VIC 3000

2 1 -

Sold Price

\$557,000

Sold Date

12-May-20

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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