

## 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

409/131 Pelham Street Carlton VIC 3053

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$185,000

&

\$200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$340,000

Property type

Unit

Suburb

Carlton

Period-from

01 May 2019

to

30 Apr 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

|   |           |           |
|---|-----------|-----------|
| 1104/131 Pelham Street Carlton VIC 3053 | \$195,000 | 16-Mar-20 |
| 1210/131 Pelham Street Carlton VIC 3053 | \$185,000 | 16-Mar-20 |
| 813/131 Pelham Street Carlton VIC 3053  | \$182,500 | 12-Apr-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: 19 May 2020



**1104/131 Pelham Street Carlton VIC 3053**

Sold Price

<sup>RS</sup> **\$195,000**

Sold Date

**16-Mar-20**

1 1 -

Distance

-



**1210/131 Pelham Street Carlton VIC 3053**

Sold Price

<sup>RS</sup> **\$185,000** <sup>UN</sup>

Sold Date

**16-Mar-20**

1 1 -

Distance

-



**813/131 Pelham Street Carlton VIC 3053**

Sold Price

**\$182,500**

Sold Date

**12-Apr-20**

1 1 -

Distance

-

**RS** = Recent sale

**UN** = Undisclosed Sale

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