

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

1201/131 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

\$199,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Unit

Suburb

Carlton

Period-from

01 Apr 2019

to

31 Mar 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
209/131 Pelham Street Carlton VIC 3053	\$180,000	08-Nov-19

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: 23 April 2020


1104/131 Pelham Street Carlton VIC 3053

Sold Price

^{RS}
\$195,000

Sold Date

16-Mar-20
 1
  1
  -

Distance

-


1210/131 Pelham Street Carlton VIC 3053

Sold Price

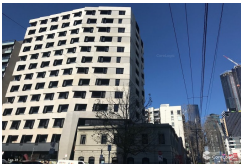
^{RS}
\$185,000

Sold Date

16-Mar-20
 1
  1
  -

Distance

-


209/131 Pelham Street Carlton VIC 3053

Sold Price

\$180,000

Sold Date

08-Nov-19
 1
  1
  -

Distance

0.01km
RS = Recent sale

UN = Undisclosed Sale

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