

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

Price Range

\$150,000

&

\$160,000

Median sale price

Median price

\$510,000

Property Type

Unit

Suburb

Carlton (3053)

Period - From

01/04/2021

to

31/03/2022

Source

CoreLogic

Comparable property sales

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.

Address of comparable property	Price	Date of sale
614/131 PELHAM STREET, CARLTON VIC 3053	\$140,000	02/01/2022
6/109 LYGON STREET, CARLTON VIC 3053	\$170,000	16/12/2021
3206/478 SWANSTON STREET, CARLTON VIC 3053	\$165,000	12/01/2021

This Statement of Information was prepared on: 30/05/2022