

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$205,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Unit

Suburb

Carlton

Period-from

01 Feb 2019

to

31 Jan 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

337/746 Swanston Street Carlton VIC 3053	\$190,000	22-Nov-19
220/800 Swanston Street Carlton VIC 3053	\$204,000	05-Dec-19
222/800 Swanston Street Carlton VIC 3053	\$205,000	04-Aug-18

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: 13 February 2020


**337/746 Swanston Street Carlton  
VIC 3053**
 1  1  -

Sold Price

**\$190,000**

Sold Date

**22-Nov-19**

Distance

**0.43km**

**220/800 Swanston Street Carlton  
VIC 3053**
 1  1  -

Sold Price

**\$204,000**

Sold Date

**05-Dec-19**

Distance

**0.56km**

**222/800 Swanston Street Carlton  
VIC 3053**
 1  1  -

Sold Price

**\$205,000**

Sold Date

**04-Aug-18**

Distance

**0.56km**

RS = Recent sale

UN = Undisclosed Sale

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