



Statement of Information

**Single residential property located in the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

Address Including suburb and postcode

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

**Median sale price**

Median price  Unit  Suburb   
Period - From  to  Source

**Comparable property sales**

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
501/131 Pelham Street, Carlton VIC 3053	\$168,000	15/03/2017
607/139-143 Bouverie Street, Carlton VIC 3053	\$173,000	21/02/2017
708/139-143 Bouverie Street, Carlton VIC 3053	\$169,000	01/02/2017