

## 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

1218/131 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)

Single Price: **\$230,000**

### Median sale price

Median price **\$341,500**

House

Unit

Suburb **CARLTON**

Period **01 January 2017 to 31 December 2017**

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
345/800 SWANSTON ST, CARLTON, VIC 3053	\$260,000	13/12/2017
29/800 SWANSTON ST, CARLTON, VIC 3053	*\$227,500	24/10/2017
151/800 SWANSTON ST, CARLTON, VIC 3053	*\$230,000	06/10/2017