Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

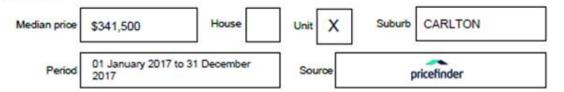
Address Including suburb and postcode	1218/131 PELHAM STREET, CARLTON, VIC 3053
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting



Median sale price



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	\$260,000	Date of sale	
345/800 SWANSTON ST, CARLTON, VIC 3053		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	