

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

20/47-53 PELHAM STREET CARLTON VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$920,000

&

\$995,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$353,000

Property type

Unit

Suburb

Carlton

Period-from

01 Aug 2023

to

31 Jul 2024

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

10/33 RATHDOWNE STREET CARLTON VIC 3053	\$949,500	16-Mar-23
17/2-4 WELLINGTON CRESCENT EAST MELBOURNE VIC 3002	\$950,000	30-Apr-24

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: 29 August 2024



**10/33 RATHDOWNE STREET
CARLTON VIC 3053**

2 2 1

Sold Price **\$949,500** Sold Date **16-Mar-23**

Distance **0.38km**



**17/2-4 WELLINGTON CRESCENT
EAST MELBOURNE VIC 3002**

2 2 1

Sold Price **\$950,000** Sold Date **30-Apr-24**

Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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