









Rooms:

Property Type: House (Res)

Agent Comments

Indicative Selling Price \$498,000 **Median Unit Price** Year ending March 2017: \$419,000

Comparable Properties



48/75 Drummond St CARLTON 3053 (REI)





Price: \$580,000 Method: Private Sale Date: 22/05/2017

Rooms: -

Property Type: Apartment

Agent Comments



806/123 Pelham St CARLTON 3053 (REI)







Agent Comments

Method: Private Sale Date: 06/04/2017 Rooms: 3

Price: \$560,000

Property Type: Apartment Land Size: 68 sqm approx

10/3 Lytton St CARLTON 3053 (REI)





Price: \$520,000 Method: Private Sale Date: 24/05/2017 Rooms: 3

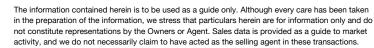
Property Type: Apartment

Agent Comments



Account - ASL Property Group | P: 03 98418000 | F: 03 98419990

propertydata



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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa	ıe
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Address	203/123 Pelham Street, Carlton Vic 3053
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$419,000		Unit X	Su	burb	Carlton
Period - From	01/04/2016	to	31/03/2017	Source	REIV	,

Comparable property sales

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
48/75 Drummond St CARLTON 3053	\$580,000	22/05/2017
806/123 Pelham St CARLTON 3053	\$560,000	06/04/2017
10/3 Lytton St CARLTON 3053	\$520,000	24/05/2017



