

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

13/623 Drummond Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$677,000 Property Type Unit Suburb Carlton North

Period - From 01/04/2020 to 31/03/2021 Source REIV

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 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
1	17/355 Rathdowne St CARLTON 3053	\$490,000	23/12/2020
2	5/86 Queens Pde FITZROY NORTH 3068	\$475,000	12/02/2021
3	18/361 Royal Pde PARKVILLE 3052	\$470,000	09/12/2020

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 six months.~~

This Statement of Information was prepared on:

20/05/2021 15:44