

4/2 Drummond Street, Carlton Vic 3053



2 Bed 2 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

Year ending December 2023:

\$1,500,000

Comparable Properties



110/166 Gertrude Street, Fitzroy 3065 (REI/VG)

2 Bed 2 Bath 1 Car

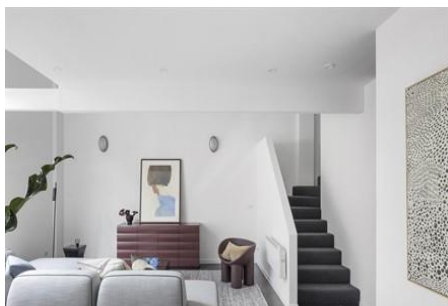
Price: \$1,035,000

Method: Private Sale

Date: 25/10/2023

Property Type: Apartment

Agent Comments: Smaller contemporary apartment in larger development



2/92 Wellington Street, Collingwood 3066 (REI/VG)

2 Bed 2 Bath 1 Car

Price: \$1,010,000

Method: Sold Before Auction

Date: 05/12/2023

Property Type: Apartment

Agent Comments: Two level, contemporary apartment; no outdoor space



1/29 University Street, Carlton 3053 (REI)

2 Bed 2 Bath 1 Car

Price: \$975,000

Method: Auction Sale

Date: 14/10/2023

Property Type: Townhouse (Res)

Agent Comments: Compact 2 level unit in larger developmen

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

4/2 Drummond Street, Carlton Vic 3053

Indicative selling price

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

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$1,500,000

House

x

Suburb

Carlton

Period - From

01/01/2023

to

31/12/2023

Source

REIV

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
110/166 Gertrude Street, FITZROY 3065	\$1,035,000	25/10/2023
2/92 Wellington Street, COLLINGWOOD 3066	\$1,010,000	05/12/2023
1/29 University Street, CARLTON 3053	\$975,000	14/10/2023

This Statement of Information was prepared on:

06/03/2024 15:35