

## 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

2/108 Keppel Street Carlton VIC 3053

### Indicative selling price

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

Single Price

\$560,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$373,500

Property type

Unit

Suburb

Carlton

Period-from

01 Jun 2020

to

31 May 2021

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

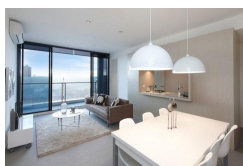
Date of sale

303/264 Drummond Street Carlton VIC 3053	\$530,000	21-Mar-21
5/823 Rathdowne Street Carlton North VIC 3054	\$574,000	27-Mar-21
203/600 Nicholson Street Fitzroy North VIC 3068	\$450,000	06-Mar-21

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: 25 June 2021



**203/264 Drummond Street Carlton  
VIC 3053**

Sold Price

**\$530,000**

Sold Date

**21-Mar-21**



1



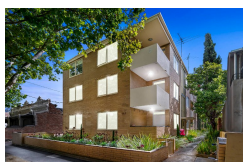
1



1

Distance

**0.68km**



**5/823 Rathdowne Street Carlton  
North VIC 3054**

Sold Price

**\$574,000**

Sold Date

**27-Mar-21**



1



1



1

Distance

**1.16km**



**203/600 Nicholson Street Fitzroy  
North VIC 3068**

Sold Price

**\$450,000**

Sold Date

**06-Mar-21**



1



1



-

Distance

**1.43km**

RS = Recent sale

UN = Undisclosed Sale

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