Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 71 Drummond Street, Carlton Vic 3053

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$2,250,000		&		\$2,400,000			
Median sale p	rice							
Median price	\$1,805,000	Pro	operty Type	Hou	se		Suburb	Carlton
Period - From	01/01/2022	to	31/03/2022		So	urce	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 sixmonths 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		
2		
3		

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.

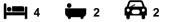
This Statement of Information was prepared on:

11/05/2022 09:19



71 Drummond Street, Carlton Vic 3053





Rooms: 8 Property Type: House Agent Comments Indicative Selling Price \$2,250,000 - \$2,400,000 Median House Price March quarter 2022: \$1,805,000

Comparable Properties

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.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161





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