

## 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

42/75-91 DRUMMOND 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

or range  
between

\$490,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$506,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jul 2021

to

30 Jun 2022

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

27/75-91 DRUMMOND STREET CARLTON VIC 3053	\$500,000	21-Mar-22
55/121 RATHDOWNE STREET CARLTON VIC 3053	\$480,000	09-Feb-22
19/100 QUEENSBERRY STREET CARLTON VIC 3053	\$540,000	01-Mar-22

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: 05 July 2022

  	<b>27/75-91 DRUMMOND STREET CARLTON VIC 3053</b>	Sold Price	<b>\$500,000</b>	Sold Date	<b>21-Mar-22</b>
 1  1  1	Distance	-			
	<b>55/121 RATHDOWNE STREET CARLTON VIC 3053</b>	Sold Price	<b>\$480,000</b>	Sold Date	<b>09-Feb-22</b>
 1  1  1	Distance	<b>0.13km</b>			
	<b>19/100 QUEENSBERRY STREET CARLTON VIC 3053</b>	Sold Price	<b>\$540,000</b>	Sold Date	<b>01-Mar-22</b>
 1  1  1	Distance	<b>0.14km</b>			

RS = Recent sale

UN = Undisclosed Sale

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