

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

G16/264 DRUMMOND STREET CARLTON VIC 3053

Indicative selling price

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

Single Price

or range
between

\$41,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Carlton

Period-from

01 Feb 2022

to

31 Jan 2023

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

29/176 SMITH STREET COLLINGWOOD VIC 3066	\$430,000	18-Aug-22
5607/135 A'BECKETT STREET MELBOURNE VIC 3000	\$445,000	07-Nov-22
120/40 STANLEY STREET COLLINGWOOD VIC 3066	\$415,000	03-Oct-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: 08 February 2023



**29/176 SMITH STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$430,000** Sold Date **18-Aug-22**

Distance **1.39km**



**5607/135 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$445,000** Sold Date **07-Nov-22**

Distance **1.39km**



**120/40 STANLEY STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$415,000** Sold Date **03-Oct-22**

Distance **1.46km**

RS = Recent sale

UN = Undisclosed Sale

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