

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

395 Drummond Street, Carlton Vic 3053

Indicative selling price

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

Single price

\$1,375,000

Median sale price

Median price

\$1,608,000

House

X

Unit

Suburb

Carlton

Period - From

01/01/2017

to

31/12/2017

Source

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 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
1	162 Canning St CARLTON 3053	\$1,410,000	19/03/2018
2	42 Curzon St NORTH MELBOURNE 3051	\$1,395,000	24/02/2018
3	353 Rae St FITZROY NORTH 3068	\$1,362,500	24/02/2018

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.

395 Drummond Street, Carlton Vic 3053



2 1

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price

\$1,375,000

Median House Price

Year ending December 2017: \$1,608,000

Comparable Properties



162 Canning St CARLTON 3053 (REI)

Agent Comments

2 2 -

Price: \$1,410,000

Method: Private Sale

Date: 19/03/2018

Rooms: -

Property Type: House (Res)



42 Curzon St NORTH MELBOURNE 3051 (REI)

Agent Comments

2 2 -

Price: \$1,395,000

Method: Sold Before Auction

Date: 24/02/2018

Rooms: -

Property Type: House (Res)



353 Rae St FITZROY NORTH 3068 (REI)

Agent Comments

2 1 -

Price: \$1,362,500

Method: Auction Sale

Date: 24/02/2018

Rooms: -

Property Type: House (Res)