

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

682 Drummond Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,410,000 House ☒ Unit ☐ Suburb Carlton North

Period - From 01/04/2018 to 30/06/2018 Source REIV

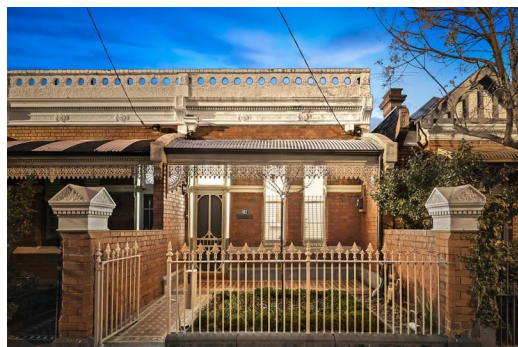
Comparable property sales (*Delete A or B below as applicable)

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	112 Wilson St PRINCES HILL 3054	\$2,120,000	28/04/2018
2	12 Woodside St FITZROY NORTH 3068	\$2,110,000	14/05/2018
3	107 Wilson St PRINCES HILL 3054	\$2,100,000	15/06/2018

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.~~



Rooms:
Property Type: House
Land Size: 215.807 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,000,000 - \$2,200,000
Median House Price
 June quarter 2018: \$1,410,000

Comparable Properties



112 Wilson St PRINCES HILL 3054 (REI)

Agent Comments



Price: \$2,120,000
Method: Auction Sale
Date: 28/04/2018
Rooms: 6
Property Type: House (Res)
Land Size: 275 sqm approx



12 Woodside St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$2,110,000
Method: Private Sale
Date: 14/05/2018
Rooms: -
Property Type: House (Res)



107 Wilson St PRINCES HILL 3054 (REI)

Agent Comments



Price: \$2,100,000
Method: Private Sale
Date: 15/06/2018
Rooms: -
Property Type: House