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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### COMMERCIAL Offered for Sale

22 Drummond Place Carlton VIC 3053

2 1 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$985,000

### Median Sale Price

\$1,184,010 Commercials in Carlton between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**1402/145 Queensberry Street  
Carlton VIC 3053**

2 2 2

Sold Price **\$1,001,000** Sold Date **19-May-18**

Distance **0.32km**



**203/9 Smith Street Fitzroy VIC  
3065**

2 2 1

Sold Price **\$1,000,000** Sold Date **15-Jun-18**

Distance **1.43km**



**3/183 Kerr Street Fitzroy VIC 3065**

2 1 1

Sold Price **\$960,000** Sold Date **28-May-18**

Distance **1.49km**

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