

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

14/264 Drummond Street, Carlton Vic 3053

Indicative selling price

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

Single price \$659,500

Median sale price

Median price \$557,500

Property Type Unit

Suburb Carlton

Period - From 01/07/2020

to 30/06/2021

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	37/438 Cardigan St CARLTON 3053	\$610,000	18/07/2021
2	6/690 Lygon St CARLTON NORTH 3054	\$638,000	17/07/2021
3	7/160 Lee St CARLTON NORTH 3054	\$655,000	10/07/2021

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.~~

This Statement of Information was prepared on:

31/07/2021 16:20

14/264 Drummond Street, Carlton Vic 3053



 2  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$659,500
Median Unit Price
Year ending June 2021: \$557,500

Comparable Properties



37/438 Cardigan St CARLTON 3053 (REI)

Agent Comments

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Price: \$610,000
Method: Private Sale
Date: 18/07/2021
Property Type: Unit



6/690 Lygon St CARLTON NORTH 3054 (REI)

Agent Comments

 2  1  1

Price: \$638,000
Method: Auction Sale
Date: 17/07/2021
Property Type: Unit



7/160 Lee St CARLTON NORTH 3054 (REI)

Agent Comments

 2  1  1

Price: \$655,000
Method: Auction Sale
Date: 10/07/2021
Property Type: Unit

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161