

6/371 Drummond Street, Carlton Vic 3053



1 Bed 1 Bath 1 Car
Property Type: Strata Unit/Flat
Indicative Selling Price
 \$230,000 - \$250,000
Median House Price
 Year ending September 2024:
 \$427,500

Comparable Properties



501/112 A'beckett Street, Melbourne 3000 (REI)

1 Bed 1 Bath - Car
Price: \$225,000
Method: Private Sale
Date: 20/11/2024
Property Type: Apartment
Agent Comments: This property has the following in comparison: Similar location, Superior size & Inferior accommodation



3915/478 Swanston Street, Carlton 3053 (VG)

1 Bed 1 Bath - Car
Price: \$230,000
Method: Sale
Date: 15/11/2024
Property Type: Strata Unit/Flat
Agent Comments: This property has the following in comparison: Similar location, Superior size & Inferior accommodation



1911/181 A'beckett Street, Melbourne 3000 (REI/VG)

1 Bed 1 Bath - Car
Price: \$225,000
Method: Private Sale
Date: 02/09/2024
Property Type: Apartment
Agent Comments: This property has the following in comparison: Similar location, Similar size & Inferior accommodation

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

6/371 Drummond Street, Carlton Vic 3053

Indicative selling price

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

Range between \$230,000 & \$250,000

Median sale price

Median price \$427,500 Unit x Suburb Carlton

Period - From 01/10/2023 to 30/09/2024 Source REIV

Comparable property sales

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
501/112 Abeckett Street, MELBOURNE 3000	\$225,000	20/11/2024
3915/478 Swanston Street, CARLTON 3053	\$230,000	15/11/2024
1911/181 Abeckett Street, MELBOURNE 3000	\$225,000	02/09/2024

This Statement of Information was prepared on:

11/12/2024 16:23