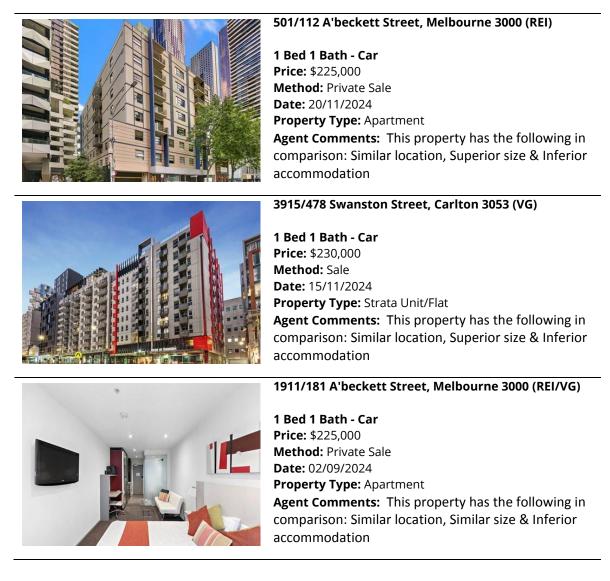
woodards

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



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

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 3	80/09/2024	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



This guide must not be taken as legal advice.