

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

101/264 Drummond Street, Carlton Vic 3053

Indicative selling price

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

Range between

\$770,000

&

\$830,000

Median sale price

Median price

\$425,000

House

Unit

X

Suburb

Carlton

Period - From

01/01/2017

to

31/12/2017

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	8/867 Rathdowne St CARLTON NORTH 3054	\$800,000	12/12/2017
2	30/29 Little Palmerston St CARLTON 3053	\$792,000	16/09/2017
3	5/7-29 Little Palmerston St CARLTON 3053	\$791,000	20/09/2017

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.

101/264 Drummond Street, Carlton Vic 3053



 2  1  1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$770,000 - \$830,000
Median Unit Price
Year ending December 2017: \$425,000

Comparable Properties



8/867 Rathdowne St CARLTON NORTH 3054 (VG) **Agent Comments**

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Price: \$800,000
Method: Sale
Date: 12/12/2017
Rooms: -
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



30/29 Little Palmerston St CARLTON 3053 (REI) **Agent Comments**

 2  1  1

Price: \$792,000
Method: Auction Sale
Date: 16/09/2017
Rooms: -
Property Type: Apartment



5/7-29 Little Palmerston St CARLTON 3053 (VG) **Agent Comments**

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Price: \$791,000
Method: Sale
Date: 20/09/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)