

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

22 Drummond Place Carlton VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,000

Property type

Unit

Suburb

Carlton

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

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 6 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

14/40 St David Street Fitzroy VIC 3065	\$1,080,000	09-Aug-21
616A Queensberry Street North Melbourne VIC 3051	\$1,087,500	12-Nov-21
305/150 Peel Street North Melbourne VIC 3051	\$1,139,000	05-Nov-21

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 6 months.~~

This Statement of Information was prepared on: 04 February 2022

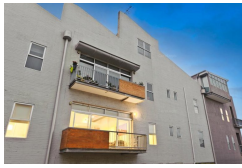


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14/40 St David Street Fitzroy VIC 3065

2 1 2

Sold Price **\$1,080,000** Sold Date **09-Aug-21**

Distance **1.13km**



616A Queensberry Street North Melbourne VIC 3051

2 2 1

Sold Price **\$1,087,500** Sold Date **12-Nov-21**

Distance **1.78km**



305/150 Peel Street North Melbourne VIC 3051

2 2 2

Sold Price **\$1,139,000** Sold Date **05-Nov-21**

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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