

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 39/75 Drummond Street, Carlton Vic 3053

Indicative selling price

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

Single price \$670,000

Median sale price

Median price \$447,500 House Unit X Suburb Carlton

Period - From 01/01/2018 to 31/03/2018 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	25/75 Drummond St CARLTON 3053	\$771,000	02/06/2018
2	2/1 St David St FITZROY 3065	\$730,000	12/05/2018
3	18/75 Drummond St CARLTON 3053	\$670,000	09/06/2018

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.

**Rooms:****Property Type:** Strata Unit/Flat**Agent Comments****Indicative Selling Price**

\$670,000

Median Unit Price

March quarter 2018: \$447,500

Comparable Properties

**25/75 Drummond St CARLTON 3053 (REI)****Agent Comments****Price:** \$771,000**Method:** Auction Sale**Date:** 02/06/2018**Rooms:** -**Property Type:** Apartment**2/1 St David St FITZROY 3065 (REI)****Agent Comments****Price:** \$730,000**Method:** Auction Sale**Date:** 12/05/2018**Rooms:** -**Property Type:** Apartment**18/75 Drummond St CARLTON 3053 (REI)****Agent Comments****Price:** \$670,000**Method:** Auction Sale**Date:** 09/06/2018**Rooms:** 3**Property Type:** Apartment