

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

17/635 Drummond Street, Carlton North Vic 3054

Indicative selling price

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

Single price

\$645,000

Median sale price

Median price

\$676,000

Property Type

Unit

Suburb

Carlton North

Period - From

15/12/2019

to

14/12/2020

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	13/81 Alfred Cr FITZROY NORTH 3068	\$650,000	15/06/2020
2	610/26 Lygon St BRUNSWICK EAST 3057	\$640,000	30/11/2020
3	1305/333 Exhibition St MELBOURNE 3000	\$640,000	23/07/2020

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.~~

This Statement of Information was prepared on:

15/12/2020 14:21

17/635 Drummond Street, Carlton North Vic 3054



Nicholas Corby

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Indicative Selling Price

\$645,000

Median Unit Price

15/12/2019 - 14/12/2020: \$676,000



Property Type:

Flat/Unit/Apartment (Res)

Land Size: 1837.278 sqm approx

Agent Comments

Comparable Properties



13/81 Alfred Cr FITZROY NORTH 3068 (VG)

Agent Comments



Price: \$650,000

Method: Sale

Date: 15/06/2020

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



610/26 Lygon St BRUNSWICK EAST 3057 (REI) Agent Comments



Price: \$640,000

Method: Private Sale

Date: 30/11/2020

Property Type: Apartment



1305/333 Exhibition St MELBOURNE 3000 (VG) Agent Comments



Price: \$640,000

Method: Sale

Date: 23/07/2020

Property Type: Strata Unit/Flat

Account - Jellis Craig



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.