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	106/264 Drummond Street, Carlton Vic 3053

Indicative selling price

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

Single price $489,500

Median sale price

Median price $589,500 Property Type Unit Suburb Carlton

Period - From 01/10/2021 to 31/12/2021 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	27/75 Drummond St CARLTON 3053	$500,000	28/03/2022
2	208/300 Swanston St MELBOURNE 3000	$487,500	15/02/2022
3	55/117-121 Rathdowne St CARLTON 3053	$480,000	08/02/2022

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: 09/04/2022 13:37

106/264 Drummond Street, Carlton Vic 3053

David Vraca
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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$489,500
Median Unit Price
December quarter 2021: $589,500

Comparable Properties



27/75 Drummond St CARLTON 3053 (REI)

1 1 1

Agent Comments

Price: $500,000
Method: Private Sale
Date: 28/03/2022
Property Type: Apartment



208/300 Swanston St MELBOURNE 3000 (REI)

1 1 1

Agent Comments

Price: $487,500
Method: Auction Sale
Date: 15/02/2022
Property Type: Apartment



55/117-121 Rathdowne St CARLTON 3053 (REI)

1 1 1

Agent Comments

Price: $480,000
Method: Sold Before Auction
Date: 08/02/2022
Property Type: Apartment

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