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	27/75 Drummond Street, Carlton Vic 3053

Indicative selling price

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

Range between $450,000 & $480,000

Median sale price

Median price $572,500 Property Type Unit Suburb Carlton

Period - From 01/01/2021 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	17/1-25 Barkly St, Carlton, Vic 3053, Australia	$451,000	11/01/2022
2	8/355 Rathdowne St CARLTON 3053	$510,000	12/01/2022
3	21/28 Palmer St FITZROY 3065	$486,000	23/11/2021

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: 16/02/2022 12:26

27/75 Drummond Street, Carlton Vic 3053

Aqil Saibo
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1 -

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$450,000 - $480,000
Median Unit Price
Year ending December 2021: $572,500

Comparable Properties

17/1-25 Barkly St, Carlton, Vic 3053, Australia (REI)

1 1 1

Agent Comments

Price: $451,000
Method:
Date: 11/01/2022
Property Type: Apartment



8/355 Rathdowne St CARLTON 3053 (REI)

1 1 1

Agent Comments

Price: $510,000
Method: Private Sale
Date: 12/01/2022
Property Type: Apartment



21/28 Palmer St FITZROY 3065 (REI)

1 1 1

Agent Comments

Price: $486,000
Method: Private Sale
Date: 23/11/2021
Property Type: Apartment

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