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<br>Including suburb and postcode | 380-382 Drummond Street, Carlton Vic 3053 |

## Indicative selling price

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

Range between $1,450,000 & $1,550,000

## Median sale price

Median price $1,596,000 Property Type House Suburb Carlton

Period - From 01/07/2021 to 30/06/2022 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 | 56 Faraday St CARLTON 3053 | $1,525,000 | 18/06/2022 |
| 2 | 263 Gore St FITZROY 3065 | $1,505,260 | 06/08/2022 |
| 3 | 587 Nicholson St CARLTON NORTH 3054 | $1,500,000 | 26/06/2022 |

**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: 14/08/2022 13:40

# 380-382 Drummond Street, Carlton Vic 3053



3 2

**Property Type:** House (Previously Occupied - Detached)
**Land Size:** 148 sqm approx

Agent Comments

**Indicative Selling Price**
$1,450,000 - $1,550,000
**Median House Price**
Year ending June 2022: $1,596,000

## Comparable Properties



**56 Faraday St CARLTON 3053 (REI/VG)**

3 1 -

**Price:** $1,525,000
**Method:** Auction Sale
**Date:** 18/06/2022
**Property Type:** House (Res)
**Land Size:** 101 sqm approx

Agent Comments



**263 Gore St FITZROY 3065 (REI)**

3 1 -

**Price:** $1,505,260
**Method:** Auction Sale
**Date:** 06/08/2022
**Property Type:** House (Res)

Agent Comments



**587 Nicholson St CARLTON NORTH 3054 (REI)**

3 1 2

**Price:** $1,500,000
**Method:** Private Sale
**Date:** 26/06/2022
**Property Type:** House

Agent Comments

**Account** - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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