Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Prope | rty offere | d for s | ale | | | | | | | | | | |
|--|--|---------|---------|---------------------------------------|-------------|-------------|----------------------|-------|------------------|---------|--------------|--|--|
| Inclu | ding subur | | 190 Dru | 190 Drummond Street, Carlton Vic 3053 | | | | | | | | | |
| Indica | itive sellir | ng pric | e:e | | | | | | | | | | |
| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | | | | |
| Range between \$2,900,000 | | | | & | | \$3,100,000 | | | | | | | |
| Median sale price | | | | | | | | | | | | | |
| Med | Median price \$1,170,000 | | Pro | Property Type | | House | | Sub | ourb | Carlton | | | |
| Period - From 01/01/2025 | | 025 | to | 31/03/2025 | | Sc | ource REIV | | V | | | | |
| Comp | arable pr | operty | sales | (*De | lete A or B | belo | w as ap _l | plica | ble) | | | | |
| A* | 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 | | | | | | | | | Pr | ice | Date of sale | | |
| 1 | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | |
| 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: | | | | | | | | | 25/06/2025 09:20 | | | | |



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Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Prope | rty offered | d for sale | | | | | | | | | | |
|--|---|---------------------------------|---------------------------------------|--------------|--------|----------------------|-------|--------|------------------|---------------------|--|--|
| Includ | ding suburk | | 192 Drummond Street, Carlton Vic 3053 | | | | | | | | | |
| Indica | tive sellin | g price | | | | | | | | | | |
| For the | meaning o | f this price se | e con | sumer.vic.go | ν.au/ι | underquo | ting | | | | | |
| Range | e between | \$2,900,000 | | & | & | | 000 | | | | | |
| Media | n sale pri | ce | _ | | | | | | | | | |
| Medi | ian price \$ | 1,170,000 | Pr | operty Type | Hous | е | | Suburb | Carlton | | | |
| Period | d - From 0 | 1/01/2025 | to | 31/03/2025 | | Source REIV | | | | | | |
| Compa | arable pro | operty sales | (*De | lete A or B | belo | w as ap _l | plica | ble) | | | | |
| 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 | | | | | | | | | rice | Date of sale | | |
| 1 | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | |
| OR | | | | | | | | | | | | |
| В* | | e agent or age s were sold w | | • | | • | | | | e comparable onths. | | |
| This Statement of Information was prepared on: | | | | | | | | on: | 24/06/2025 17:09 | | | |

