

# 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

22/635 Drummond Street, Carlton North Vic 3054

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$629,000

### Median sale price

Median price \$720,000

Property Type Unit

Suburb Carlton North

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	6/38 York St FITZROY NORTH 3068	\$646,000	08/03/2022
2	104/69 Victoria St FITZROY 3065	\$625,000	19/11/2021
3	301/463 Brunswick St FITZROY NORTH 3068	\$600,000	03/11/2021

**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:

04/04/2022 13:28



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$629,000

**Median Unit Price**  
 December quarter 2021: \$720,000

## Comparable Properties



6/38 York St FITZROY NORTH 3068 (REI)

Agent Comments

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**Price:** \$646,000  
**Method:** Auction Sale  
**Date:** 08/03/2022  
**Property Type:** Apartment



104/69 Victoria St FITZROY 3065 (REI/VG)

Agent Comments

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**Price:** \$625,000  
**Method:** Private Sale  
**Date:** 19/11/2021  
**Property Type:** Apartment



301/463 Brunswick St FITZROY NORTH 3068 (REI/VG)

Agent Comments

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**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 03/11/2021  
**Property Type:** Apartment

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