



**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$498,000  
**Median Unit Price**  
Year ending March 2017: \$419,000

## Comparable Properties



**48/75 Drummond St CARLTON 3053 (REI)**

**Agent Comments**



**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 22/05/2017  
**Rooms:** -  
**Property Type:** Apartment



**806/123 Pelham St CARLTON 3053 (REI)**

**Agent Comments**



**Price:** \$560,000  
**Method:** Private Sale  
**Date:** 06/04/2017  
**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:** 68 sqm approx



**10/3 Lytton St CARLTON 3053 (REI)**

**Agent Comments**



**Price:** \$520,000  
**Method:** Private Sale  
**Date:** 24/05/2017  
**Rooms:** 3  
**Property Type:** Apartment

## 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

#### Indicative selling price

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

Single price

#### Median sale price

Median price  Unit  Suburb

Period - From  to  Source

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
48/75 Drummond St CARLTON 3053	\$580,000	22/05/2017
806/123 Pelham St CARLTON 3053	\$560,000	06/04/2017
10/3 Lytton St CARLTON 3053	\$520,000	24/05/2017