

Statement of information

Section 47AF of the *Estate Agents Act 1980*.

Indicative Selling Price

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

RANGE BETWEEN

\$420,000 - \$450,000

Median Suburb Price

Median house price for Carlton for period Apr 2016 - Mar 2017. Sourced from RP Data .

PRICE

\$346,004

Comparable Sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

20/264 Drummond Street, Carlton VIC 3053

\$490,000 Price sold 29 Apr 2017

120/264 Drummond Street, Carlton VIC 3053

\$451,000 Price sold 29 Nov 2016

17/264 Drummond Street, Carlton VIC 3053

\$419,000 Price sold 29 Oct 2016

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with *Estate Agents Act 1980*.