

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 3 Drumcondra Avenue, Drumcondra, VIC 3215

Indicative selling price

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

Single price or range between \$1,595,000 & \$1,695,000

Median sale price

Median price \$1,467,500 Property type House Suburb DRUMCONDRA

Period - From 22/05/2023 to 21/05/2024 Source core_logic

Comparable property sales

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

	Address of comparable property	Price	Date of sale
1	10 Lunan Avenue Drumcondra Vic 3215	\$1,650,000	2024-04-19
2	10 Drumcondra Avenue, Drumcondra, Vic 3215	\$1,600,000	2023-05-06
3	9 Upper Skene Street Newtown Vic 3220	\$1,620,000	2023-02-03

This Statement of Information was prepared on: 22/05/2024

