

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 558 Drummond Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,432,500 Property Type House Suburb Carlton North

Period - From 04/04/2023 to 03/04/2024 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	221 Richardson St CARLTON NORTH 3054	\$1,400,000	29/02/2024
2	162 Richardson St CARLTON NORTH 3054	\$1,340,000	16/03/2024
3	802 Drummond St CARLTON NORTH 3054	\$1,315,000	20/03/2024

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: 04/04/2024 10:37



Rooms: 3

Property Type: House

Land Size: 135 sqm approx

Agent Comments

Comparable Properties



221 Richardson St CARLTON NORTH 3054 (REI)

Agent Comments



Price: \$1,400,000

Method: Sold Before Auction

Date: 29/02/2024

Property Type: Townhouse (Res)



162 Richardson St CARLTON NORTH 3054 (REI)

Agent Comments



Price: \$1,340,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)



802 Drummond St CARLTON NORTH 3054 (REI)

Agent Comments



Price: \$1,315,000

Method: Sold Before Auction

Date: 20/03/2024

Property Type: House (Res)