

# 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 570 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)

Range between \$1,700,000 & \$1,800,000

### Median sale price

Median price \$1,500,000 Property Type House Suburb Carlton North

Period - From 02/11/2022 to 01/11/2023 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	43 Amess St CARLTON NORTH 3054	\$2,000,000	20/05/2023
2	338 Young St FITZROY 3065	\$1,720,000	18/09/2023
3	749 Drummond St CARLTON NORTH 3054	\$1,600,000	12/08/2023

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: 02/11/2023 12:28



**Rooms:** 6  
**Property Type:** House  
**Land Size:** 230 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,700,000 - \$1,800,000  
**Median House Price**  
 02/11/2022 - 01/11/2023: \$1,500,000

## Comparable Properties



**43 Amess St CARLTON NORTH 3054 (REI/VG)** Agent Comments



**Price:** \$2,000,000  
**Method:** Auction Sale  
**Date:** 20/05/2023  
**Property Type:** House (Res)  
**Land Size:** 190 sqm approx



**338 Young St FITZROY 3065 (REI)**

Agent Comments



**Price:** \$1,720,000  
**Method:** Sold Before Auction  
**Date:** 18/09/2023  
**Property Type:** House (Res)



**749 Drummond St CARLTON NORTH 3054 (REI/VG)**

Agent Comments



**Price:** \$1,600,000  
**Method:** Auction Sale  
**Date:** 12/08/2023  
**Property Type:** House (Res)  
**Land Size:** 141 sqm approx

**Account - RT Edgar Albert Park** | P: 03 9699 7222 | F: 03 9699 4545