

## 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

589 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,460,000

&

\$1,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,640,000

Property type

Other

Suburb

Carlton North

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

### 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 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

|  |             |           |
|--|-------------|-----------|
| 183 NICHOLSON STREET CARLTON VIC 3053      | \$1,400,000 | 06-Jun-23 |
| 82 NEILL STREET CARLTON VIC 3053           | \$1,990,000 | 09-Jun-23 |
| 666 DRUMMOND STREET CARLTON NORTH VIC 3054 | \$1,390,000 | 18-Aug-23 |

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 6 months.~~

This Statement of Information was prepared on: 19 September 2023

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**183 NICHOLSON STREET CARLTON VIC 3053** Sold Price **\$1,400,000** Sold Date **06-Jun-23**

3 1 2

Distance **0.69km**



**82 NEILL STREET CARLTON VIC 3053** Sold Price **\$1,990,000** Sold Date **09-Jun-23**

3 2 -

Distance **0.35km**



**666 DRUMMOND STREET CARLTON NORTH VIC 3054** Sold Price <sup>RS</sup> **\$1,390,000** Sold Date **18-Aug-23**

2 1 -

Distance **0.23km**

RS = Recent sale      UN = Undisclosed Sale

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