

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

733 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

\$1,465,000

 Property Type

House

 Suburb

Carlton North

Period - From

01/07/2023

 to

30/09/2023

 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	666 Drummond St CARLTON NORTH 3054	\$1,390,000	18/08/2023
2	42 Davis St CARLTON NORTH 3054	\$1,300,000	26/08/2023
3	805 Drummond St CARLTON NORTH 3054	\$1,250,000	12/10/2023

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:

26/10/2023 16:56

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

September quarter 2023: \$1,465,000



Property Type: House (Previously Occupied - Detached)

Land Size: 136 sqm approx

Agent Comments

Comparable Properties



666 Drummond St CARLTON NORTH 3054 (REI)

Agent Comments



Price: \$1,390,000

Method: Sold Before Auction

Date: 18/08/2023

Property Type: House (Res)



42 Davis St CARLTON NORTH 3054 (REI)

Agent Comments



Price: \$1,300,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)



805 Drummond St CARLTON NORTH 3054 (REI)

Agent Comments



Price: \$1,250,000

Method: Sold Before Auction

Date: 12/10/2023

Property Type: House (Res)

Land Size: 116 sqm approx

Account - Jellis Craig