

766 Drummond Street, Carlton North Vic 3054



2 Bed 1 Bath - Car
Property Type: House
Indicative Selling Price
 \$1,150,000 - \$1,200,000
Median House Price
 Year ending December 2023:
 \$1,531,000

Comparable Properties



805 Drummond Street, Carlton North 3054 (REI/VG)

2 Bed 1 Bath - Car
Price: \$1,250,000
Method: Sold Before Auction
Date: 12/10/2023
Property Type: House (Res)
Land Size: 116 sqm approx
Agent Comments: Similar condition and size



164 Richardson Street, Carlton North 3054 (REI/VG)

2 Bed 1 Bath - Car
Price: \$1,230,000
Method: Private Sale
Date: 19/10/2023
Property Type: House (Res)
Land Size: 145 sqm approx
Agent Comments: Similar condition, slightly larger land, inferior position



327 Nicholson Street, Carlton North 3054 (REI)

2 Bed 1 Bath - Car
Price: \$1,150,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 145 sqm approx
Agent Comments: 2 bedroom terrace in good condition; inferior main road location

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

766 Drummond Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$1,150,000 & \$1,200,000

Median sale price

Median price \$1,531,000 House x Suburb Carlton North

Period - From 01/01/2023 to 31/12/2023 Source REIV

Comparable property sales

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
805 Drummond Street, CARLTON NORTH 3054	\$1,250,000	12/10/2023
164 Richardson Street, CARLTON NORTH 3054	\$1,230,000	19/10/2023
327 Nicholson Street, CARLTON NORTH 3054	\$1,152,000	25/11/2023

This Statement of Information was prepared on:

13/02/2024 14:46