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

	Pro	pertv	offered	for	sale
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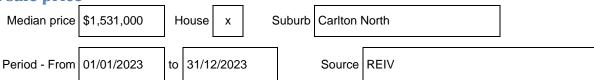
Address	
locality and postcode	766 Drummond Street, Carlton North Vic 3054

Indicative selling price

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

&	\$1,200,000
	&

Median sale price



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

