

# 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 805 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 \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,450,000 Property Type House Suburb Carlton North

Period - From 01/04/2023 to 30/06/2023 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	120 Faraday St CARLTON 3053	\$1,100,000	25/08/2023
2	113 Kay St CARLTON 3053	\$1,080,000	03/04/2023
3	137 Macpherson St CARLTON NORTH 3054	\$1,075,000	24/08/2023

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: 20/09/2023 17:30

805 Drummond Street, Carlton North Vic 3054



3 -

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 111 sqm approx

Agent Comments

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
June quarter 2023: \$1,450,000

## Comparable Properties



**120 Faraday St CARLTON 3053 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 25/08/2023

**Property Type:** House

**Land Size:** 104 sqm approx



**113 Kay St CARLTON 3053 (VG)**

Agent Comments

2 - -

**Price:** \$1,080,000

**Method:** Sale

**Date:** 03/04/2023

**Property Type:** House (Res)

**Land Size:** 108 sqm approx



**137 Macpherson St CARLTON NORTH 3054 (REI)**

Agent Comments

2 1 -

**Price:** \$1,075,000

**Method:** Private Sale

**Date:** 24/08/2023

**Rooms:** 3

**Property Type:** House (Res)

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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