

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

6/623 Drummond Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$678,500 Property Type Unit Suburb Carlton North

Period - From 01/07/2020 to 30/06/2021 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	5/1070 Lygon St CARLTON NORTH 3054	\$691,000	03/07/2021
2	7/160 Lee St CARLTON NORTH 3054	\$655,000	10/07/2021
3	14/264 Drummond St CARLTON 3053	\$650,000	10/08/2021

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:

26/08/2021 14:47

6/623 Drummond Street, Carlton North Vic 3054



 2  1  1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$650,000 - \$690,000

Median Unit Price

Year ending June 2021: \$678,500

Comparable Properties



5/1070 Lygon St CARLTON NORTH 3054 (REI) Agent Comments

 2  1  2

Price: \$691,000

Method: Auction Sale

Date: 03/07/2021

Property Type: Apartment



7/160 Lee St CARLTON NORTH 3054 (REI) Agent Comments

 2  1  1

Price: \$655,000

Method: Auction Sale

Date: 10/07/2021

Property Type: Unit



14/264 Drummond St CARLTON 3053 (REI) Agent Comments

 2  1  1

Price: \$650,000

Method: Private Sale

Date: 10/08/2021

Property Type: Apartment

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



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