

622 Drummond Street, Carlton North, VIC 3054



3 Bed 1 Bath 1 Car
Rooms: 5
Property Type: House
Land Size: 255 sqm approx
Indicative Selling Price
 \$1,400,000 - \$1,500,000
Median House Price
 June quarter 2024: \$1,553,000

Comparable Properties



314 Station Street, Carlton North 3054 (REI)
3 Bed 1 Bath 1 Car
Price: \$1,402,500
Method: Sold Before Auction
Date: 15/08/2024
Property Type: House (Res)
Agent Comments: Refurbished Victorian on much smaller land of 159m2



79 Curtain Street, Carlton North 3054 (REI)
4 Bed 1 Bath - Car
Price: \$1,475,000
Method: Auction Sale
Date: 20/07/2024
Property Type: House (Res)
Land Size: 220 sqm approx
Agent Comments: Double fronted Victorian in need of complete renovation. Slightly smaller land with no rear access/parking.



766 Drummond Street, Carlton North 3054 (REI/VG)
2 Bed 1 Bath - Car
Price: \$1,402,000
Method: Auction Sale
Date: 09/03/2024
Property Type: House (Res)
Land Size: 134 sqm approx
Agent Comments: Compact Victorian on much smaller land of 134m2. Comfortable condition in need of updating

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

622 Drummond Street, Carlton North, VIC 3054

Indicative selling price

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

Range between/
Single price

\$1,400,000 & \$1,500,000

Median sale price

Median price

\$1,553,000 House x Suburb Carlton North

Period - From 01/04/2024 to 30/06/2024 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
314 Station Street, Carlton North 3054	\$1,402,500	15/08/2024
79 Curtain Street, Carlton North 3054	\$1,475,000	20/07/2024
766 Drummond Street, Carlton North 3054	\$1,402,000	09/03/2024

This Statement of Information was prepared on:

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