

779 Drummond Street, Carlton North Vic 3054



4 Bed 1 Bath 1 Car

Property Type: House

Land Size: 244 sqm approx

Indicative Selling Price

\$2,100,000 - \$2,200,000

Median House Price

Year ending June 2023: \$1,630,000

Comparable Properties



495 Canning Street, Carlton North 3054 (REI/VG)

3 Bed 2 Bath - Car

Price: \$2,150,000

Method: Sold Before Auction

Date: 28/04/2023

Property Type: House (Res)

Land Size: 215 sqm approx

Agent Comments: Similar location, inferior land size and accommodation, superior condition renovated



28 Newry Street, Fitzroy North 3068 (REI)

4 Bed 2 Bath - Car

Price: \$2,121,000

Method: Auction Sale

Date: 29/07/2023

Property Type: House (Res)

Land Size: 139 sqm approx

Agent Comments: Inferior location, no period feature, similar accommodation, slightly better condition



921 Rathdowne Street, Carlton North 3054 (REI)

4 Bed 2 Bath - Car

Price: \$2,105,000

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)

Land Size: 143 sqm approx

Agent Comments: Mixed zoning, similar location inferior position, same accommodation and similar condition

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

779 Drummond Street, Carlton North Vic 3054

Indicative selling price

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

Range between

\$2,100,000

&

\$2,200,000

Median sale price

Median price

\$1,630,000

House

x

Suburb

Carlton North

Period - From

01/07/2023

to

30/06/2023

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
495 Canning Street, CARLTON NORTH 3054	\$2,150,000	28/04/2023
28 Newry Street, FITZROY NORTH 3068	\$2,121,000	29/07/2023
921 Rathdowne Street, CARLTON NORTH 3054	\$2,105,000	12/08/2023

This Statement of Information was prepared on:

05/09/2023 10:06