

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

572 Drummond Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$690,075

Property Type Unit

Suburb Carlton North

Period - From 01/04/2019

to 31/03/2020

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	673 Station St CARLTON NORTH 3054	\$1,650,000	13/03/2020
2	105 Rowe St FITZROY NORTH 3068	\$1,650,000	27/04/2020
3	562 Drummond St CARLTON NORTH 3054	\$1,550,000	31/03/2020

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:

04/06/2020 10:48



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Property Type: House (Previously Occupied - Detached)

Land Size: 257 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median Unit Price

Year ending March 2020: \$690,075

Comparable Properties



673 Station St CARLTON NORTH 3054 (REI/VG)

Agent Comments

2
 1
 1

Price: \$1,650,000

Method: Private Sale

Date: 13/03/2020

Property Type: House

Land Size: 156 sqm approx



105 Rowe St FITZROY NORTH 3068 (REI)

Agent Comments

2
 1
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Price: \$1,650,000

Method: Private Sale

Date: 27/04/2020

Property Type: House



562 Drummond St CARLTON NORTH 3054 (REI/VG)

Agent Comments

3
 2
 -

Price: \$1,550,000

Method: Private Sale

Date: 31/03/2020

Property Type: House

Land Size: 135 sqm approx