### Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 572 Drummond Street, Carlton North Vic 3054

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	en \$1,600,000		&		\$1,700,000			
Median sale price								
Median price	\$690,075	Pro	operty Type	Unit			Suburb	Carlton North
Period - From	01/04/2019	to	31/03/2020		So	urce	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.

Ade	dress 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



# **RT Edgar**





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) 2 1 1 1 Price: \$1,650,000 Method: Private Sale Date: 13/03/2020 Property Type: House Land Size: 156 sqm approx	Agent Comments
105 Rowe St FITZROY NORTH 3068 (REI) 2 1 2 - Price: \$1,650,000 Method: Private Sale Date: 27/04/2020 Property Type: House	Agent Comments
562 Drummond St CARLTON NORTH 3054 (REI/VG) → 3 → 2 → - Price: \$1,550,000 Method: Private Sale Date: 31/03/2020 Property Type: House Land Size: 135 sqm approx	Agent Comments

#### Account - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545

propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.