

248 Drummond Street, Carlton Vic 3053



2 Bed 2 Bath 1 Car
Rooms: 4
Property Type: House (Res)
Indicative Selling Price
 \$1,700,000
Median House Price
 September quarter 2022:
 \$1,765,000

Comparable Properties



384 Drummond Street, Carlton 3053 (REI)

3 Bed 2 Bath - Car
Price: \$1,765,000
Method: Private Sale
Date: 29/07/2022
Property Type: House
Land Size: 99 sqm approx
Agent Comments: Unique terrace with unorthodox floor plan



304 Station Street, Carlton North 3054 (REI)

3 Bed 2 Bath - Car
Price: \$1,695,000
Method: Private Sale
Date: 14/10/2022
Property Type: House
Agent Comments: Renovated terrace with second storey addition



77 Keppel Street, Carlton 3053 (REI/VG)

3 Bed 1 Bath 1 Car
Price: \$1,683,000
Method: Auction Sale
Date: 27/08/2022
Property Type: House (Res)
Land Size: 173 sqm approx
Agent Comments: Terrace in comfortable order

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

248 Drummond Street, Carlton Vic 3053

Indicative selling price

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

Range between \$1,700,000

Median sale price

Median price \$1,765,000

House x

Suburb Carlton

Period - From 07/07/2022 to 30/09/2022

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
384 Drummond Street, CARLTON 3053	\$1,765,000	29/07/2022
304 Station Street, CARLTON NORTH 3054	\$1,695,000	14/10/2022
77 Keppel Street, CARLTON 3053	\$1,683,000	27/08/2022

This Statement of Information was prepared on:

14/11/2022 08:48