

## 18/635 Drummond Street, Carlton North Vic 3054



**2 Bed 1 Bath 1 Car**  
**Rooms:** 4  
**Property Type:** Apartment  
**Indicative Selling Price**  
 \$650,000 - \$700,000  
**Median House Price**  
 June quarter 2023: \$715,000

## Comparable Properties



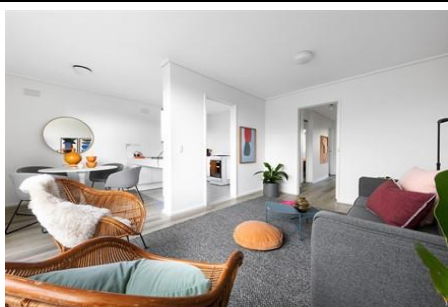
### 30/700 Lygon Street, Carlton North 3054 (REI/VG)

**2 Bed 1 Bath 1 Car**  
**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 07/06/2023  
**Property Type:** Apartment  
**Agent Comments:** Ground level apartment in comfortable order; similar size



### 1/109 Wilson Street, Princes Hill 3054 (REI)

**2 Bed 1 Bath 1 Car**  
**Price:** \$715,000  
**Method:** Auction Sale  
**Date:** 05/08/2023  
**Property Type:** Unit  
**Agent Comments:** Similar apartment in terms of age and size



### 5/623 Drummond Street, Carlton North 3054 (REI/VG)

**2 Bed 1 Bath 1 Car**  
**Price:** \$710,000  
**Method:** Sold Before Auction  
**Date:** 16/05/2023  
**Property Type:** Apartment  
**Agent Comments:** Neighboring apartment in comfortable order; similar age and size.

## 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

18/635 Drummond Street, Carlton North Vic 3054

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$700,000

#### Median sale price

Median price \$715,000 Unit x Suburb Carlton North

Period - From 01/04/2023 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
30/700 Lygon Street, CARLTON NORTH 3054	\$720,000	07/06/2023
1/109 Wilson Street, PRINCES HILL 3054	\$715,000	05/08/2023
5/623 Drummond Street, CARLTON NORTH 3054	\$710,000	16/05/2023

This Statement of Information was prepared on:

28/08/2023 12:30