

3/635 Drummond Street, Carlton North Vic 3054



1 Bed 1 Bath 1 Car
Rooms: 2
Property Type: Apartment
Indicative Selling Price
 \$530,000 - \$570,000
Median House Price
 14/02/2024 - 13/02/2025: \$700,000

Comparable Properties



506/668 Swanston Street, Carlton 3053 (REI)

2 Bed 1 Bath 1 Car
Price: \$555,000
Method: Sold Before Auction
Date: 24/01/2025
Property Type: Unit
Agent Comments: Comparable attributes, inferior location, inferior condition



307/111 Leicester Street, Carlton 3053 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$537,555
Method: Private Sale
Date: 26/11/2024
Property Type: Apartment
Agent Comments: Comparable attributes, similar internal condition, inferior location and aspect



14/101 Grattan Street, Carlton 3053 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$656,000
Method: Private Sale
Date: 23/11/2024
Property Type: Apartment
Agent Comments: Similar location, inferior condition, comparable attributes

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

3/635 Drummond Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$530,000 & \$570,000

Median sale price

Median price \$700,000 Unit x Suburb Carlton North

Period - From 14/02/2024 to 13/02/2025 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 |
|--|-----------|--------------|
| 506/668 Swanston Street, CARLTON 3053 | \$555,000 | 24/01/2025 |
| 307/111 Leicester Street, CARLTON 3053 | \$537,555 | 26/11/2024 |
| 14/101 Grattan Street, CARLTON 3053 | \$565,000 | 23/11/2024 |

This Statement of Information was prepared on:

14/02/2025 14:06