

1033 Drummond Street, Carlton North Vic 3054



3 Bed 1 Bath 1 Car
Property Type: House (Res)
Land Size: 250 sqm approx.
Indicative Selling Price
 \$1,499,000
Median House Price
 Year ending September 2018:
 \$1,530,000

Comparable Properties



195 Amess Street, Carlton North 3054 (VG)
2 Bed 1 Bath
Price: \$1,550,000
Method: Sale
Date: 13/06/2018
Property Type: House (Res)
Land size: 196m²
Agent Comments: Similar condition, inferior land size and position



618 Rathdowne Street, Carlton North 3054 (REI)
2 Bed 1 Bath 1 Car
Price: \$1,540,000
Method: Private Sale
Date: 10/09/2018
Property Type: House
Land size: 185m²
Agent Comments: Superior condition and updated, inferior position and land size.



50 Mckean Street, Fitzroy North 3068 (REI/VG)
2 Bed 1 Bath
Price: \$1,540,000
Method: Auction Sale
Date: 1/09/2018
Property Type: House (Res)
Land size: 241m²
Agent Comments: Superior condition renovated, similar land size and location

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

1033 Drummond Street, Carlton North Vic 3054
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Indicative selling price

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

Single price

\$1,499,000

Median sale price

Median price

\$1,530,000

House

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Suburb

Carlton North

Period - From

01/10/2017

to

30/09/2018

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
195 Amess Street, CARLTON NORTH 3054	\$1,550,000	13/06/2018
618 Rathdowne Street, CARLTON NORTH 3054	\$1,540,000	10/09/2018
50 Mckean Street, FITROY NORTH 3068	\$1,540,000	1/09/2018