

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

117/495 RATHDOWNE STREET CARLTON VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$355,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 6 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

313/525 RATHDOWNE STREET CARLTON VIC 3053	\$340,000	20-Feb-24
1003/570 LYGON STREET CARLTON VIC 3053	\$355,000	04-Feb-24
1/151 PRINCES STREET CARLTON VIC 3053	\$345,000	02-Feb-24

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 6 months.

This Statement of Information was prepared on: 15 July 2024



**313/525 RATHDOWNE STREET
CARLTON VIC 3053**

 1  1  1

Sold Price **\$340,000** Sold Date **20-Feb-24**

Distance **0.12km**



**1003/570 LYGON STREET
CARLTON VIC 3053**

 1  1  -

Sold Price **\$355,000** Sold Date **04-Feb-24**

Distance **0.16km**



**1/151 PRINCES STREET CARLTON
VIC 3053**

 1  1  1

Sold Price **\$345,000** Sold Date **02-Feb-24**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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