

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

403/495 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

or range
between

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$289,444

Property type

Unit

Suburb

Carlton

Period-from

01 May 2020

to

30 Apr 2021

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

309/495 Rathdowne Street Carlton VIC 3053	\$550,000	18-Mar-21
502/495 Rathdowne Street Carlton VIC 3053	\$550,000	22-Feb-21
602/495 Rathdowne Street Carlton VIC 3053	\$515,000	03-Feb-21

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.~~

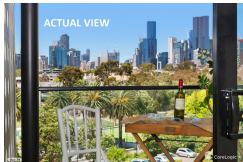
This Statement of Information was prepared on: 07 May 2021



309/495 Rathdowne Street Carlton Sold Price **\$550,000** Sold Date **18-Mar-21**
VIC 3053

 2  1  1

Distance -



502/495 Rathdowne Street Carlton Sold Price Sold Date **22-Feb-21**
VIC 3053

 2  1  1

Distance -



602/495 Rathdowne Street Carlton Sold Price **\$515,000** Sold Date **03-Feb-21**
VIC 3053

 2  1  1

Distance -

RS = Recent sale UN = Undisclosed Sale

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