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

204/545 Rathdowne Street, Carlton Vic 3053

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$480,000		&		\$510,000			
Median sale p	rice							
Median price	\$557,500	Pro	operty Type	Unit			Suburb	Carlton
Period - From	01/10/2020	to	30/09/2021		So	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	20 Reeves St, Carlton, Vic 3053, Australia	\$472,500	14/09/2021
2	G3/545 Rathdowne St CARLTON 3053	\$520,000	24/11/2021
3	6/151 Princes St CARLTON 3053	\$472,500	14/09/2021

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 six months.

This Statement of Information was prepared on:

10/01/2022 18:02









Property Type: Apartment Agent Comments

Indicative Selling Price \$480,000 - \$510,000 **Median Unit Price** Year ending September 2021: \$557,500

Comparable Properties

20 Reeves St, Carlton, Vic 3053, Australia Agent Comments (REI) **1** 2 Price: \$472,500 Method: Date: 14/09/2021 Property Type: Apartment

G3/545 Rathdowne St CARLTON 3053 (VG)

Agent Comments

Agent Comments



Price: \$520,000 Method: Sale Date: 24/11/2021 Property Type: Flat/Unit/Apartment (Res)



6/151 Princes St CARLTON 3053 (REI/VG)



Price: \$472,500 Method: Private Sale Date: 14/09/2021 Property Type: Apartment

Account - The One Real Estate (AU) | P: 03 7007 5707



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