

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

1/283 Rathdowne Street, Carlton Vic 3053

Indicative selling price

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

Range between

\$1,060,000

&

\$1,090,000

Median sale price

Median price

\$950,000

Property Type

Townhouse

Suburb

Carlton

Period - From

21/12/2022

to

20/12/2023

Source

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.

	Address of comparable property	Price	Date of sale
1	5/322 Albert St EAST MELBOURNE 3002	\$1,255,000	14/10/2023
2	1/13 University St CARLTON 3053	\$975,000	14/10/2023
3	5/71 Rose St FITZROY 3065	\$1,150,000	28/10/2023

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:

21/12/2023 16:36



 2  1  1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,060,000 - \$1,090,000

Median Townhouse Price

21/12/2022 - 20/12/2023: \$950,000

Comparable Properties

5/322 Albert St EAST MELBOURNE 3002 (REI) **Agent Comments**

 2  2  1

Price: \$1,255,000

Method:

Date: 14/10/2023

Property Type: Townhouse (Single)

1/13 University St CARLTON 3053 (REI)

Agent Comments

 2  1  1

Price: \$975,000

Method:

Date: 14/10/2023

Property Type: Unit



5/71 Rose St FITZROY 3065 (REI/VG)

Agent Comments

 2  1  2

Price: \$1,150,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888