

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

109/495 Rathdowne Street, Carlton Vic 3053

Indicative selling price

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

Range between \$470,000 & \$517,000

Median sale price

Median price \$320,000 Property Type Unit Suburb Carlton

Period - From 04/07/2022 to 03/07/2023 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.

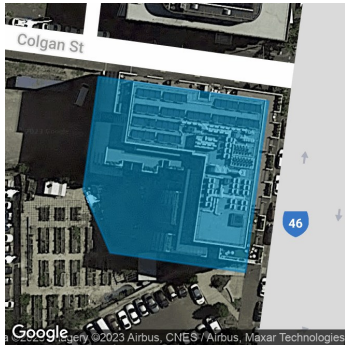
	Address of comparable property	Price	Date of sale
1	G3/545 Rathdowne St CARLTON 3053	\$530,000	30/01/2023
2	G03/525 Rathdowne St CARLTON 3053	\$485,000	25/03/2023
3	204/525 Rathdowne St CARLTON 3053	\$479,000	18/04/2023

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:

04/07/2023 14:43



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties

G3/545 Rathdowne St CARLTON 3053 (VG)

Agent Comments

2 - -

Price: \$530,000

Method: Sale

Date: 30/01/2023

Property Type: Flat/Unit/Apartment (Res)



G03/525 Rathdowne St CARLTON 3053 (REI)

Agent Comments

2 1 1

Price: \$485,000

Method: Private Sale

Date: 25/03/2023

Property Type: Apartment

204/525 Rathdowne St CARLTON 3053 (VG)

Agent Comments

2 - -

Price: \$479,000

Method: Sale

Date: 18/04/2023

Property Type: Flat/Unit/Apartment (Res)