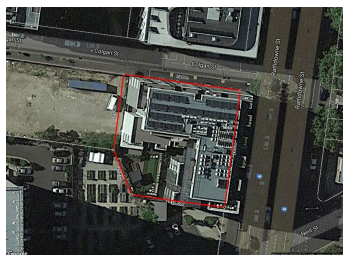


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**108/495 RATHDOWNE STREET, CARLTON,**  1  1  1

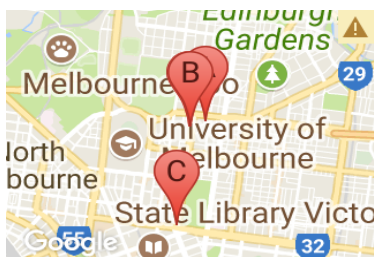
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$417,770**

Provided by: Carlo Lorusso, IN2REALTY

## MEDIAN SALE PRICE



**CARLTON, VIC, 3053**

Suburb Median Sale Price (Unit)

**\$392,500**

01 July 2017 to 31 December 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**21/34 NEILL ST, CARLTON, VIC 3053**

 1  1  1

Sale Price

**\*\$412,000**

Sale Date: 03/03/2018

Distance from Property: 213m



**481 RATHDOWNE ST, CARLTON, VIC 3053**

 1  1  1

Sale Price

**\*\$448,000**

Sale Date: 24/02/2018

Distance from Property: 12m



**1 RATHDOWNE ST, CARLTON, VIC 3053**

 1  1  1

Sale Price

**\*\*\$414,000**

Sale Date: 10/01/2018

Distance from Property: 1.4km



This report has been compiled on 25/03/2018 by IN2REALTY. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

108/495 RATHDOWNE STREET, CARLTON, VIC 3053

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$417,770

Median sale price

Median price

\$392,500

House

Unit


Suburb

CARLTON

Period

01 July 2017 to 31 December 2017

Source



Comparable property sales

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
21/34 NEILL ST, CARLTON, VIC 3053	*\$412,000	03/03/2018
481 RATHDOWNE ST, CARLTON, VIC 3053	*\$448,000	24/02/2018
1 RATHDOWNE ST, CARLTON, VIC 3053	**\$414,000	10/01/2018