

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

209/51-67 Rathdowne Street, Carlton Vic 3053

Indicative selling price

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

Single price

\$250,000

Median sale price

Median price

\$430,000

Property Type

Unit

Suburb

Carlton

Period - From

01/07/2024

to

30/09/2024

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	703/250 Elizabeth St MELBOURNE 3000	\$260,000	22/10/2024
2	308/51 Rathdowne St CARLTON 3053	\$270,000	02/08/2024
3	308/49 Rathdowne St CARLTON 3053	\$270,000	23/07/2024

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:

31/10/2024 15:32

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Indicative Selling Price

\$250,000

Median Unit Price

September quarter 2024: \$430,000



Property Type: Studio

Agent Comments

Comparable Properties



703/250 Elizabeth St MELBOURNE 3000 (REI) Agent Comments



Price: \$260,000

Method: Private Sale

Date: 22/10/2024

Property Type: Apartment



308/51 Rathdowne St CARLTON 3053 (REI) Agent Comments



Price: \$270,000

Method: Private Sale

Date: 02/08/2024

Property Type: Apartment

308/49 Rathdowne St CARLTON 3053 (VG) Agent Comments



Price: \$270,000

Method: Sale

Date: 23/07/2024

Property Type: Flat/Unit/Apartment (Res)

Account - Whitefox Real Estate | P: 96459699



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