

## 71/121 Rathdowne Street, Carlton Vic 3053



**2 Bed 1 Bath 1 Car**  
**Rooms:** 3  
**Property Type:** Apartment  
**Indicative Selling Price**  
 \$759,000  
**Median House Price**  
 26/06/2022 – 25/06/2023:  
 \$1,030,000

## Comparable Properties



### 5802/160 Victoria Street, Carlton 3053 (VG)

**2 Bed 1 Bath 1 Car**  
**Price:** \$761,310  
**Method:** Sale  
**Date:** 12/01/2023  
**Property Type:** Flat/Unit/Apartment (Res)  
**Agent Comments:** Similar location, same accommodation, inferior outdoor space and condition



### 804/668 Swanston Street, Carlton 3053 (REI)

**2 Bed 2 Bath 1 Car**  
**Price:** \$752,000  
**Method:** Private Sale  
**Date:** 10/05/2023  
**Property Type:** Apartment  
**Agent Comments:** Similar location, same size internally, slightly better condition



### 204/3 York Street, Fitzroy North 3068 (REI/VG)

**2 Bed 1 Bath 1 Car**  
**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 13/02/2023  
**Property Type:** Apartment  
**Agent Comments:** Comparable location, same accommodation and condition

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

71/121 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

\$759,000

#### Median sale price

Median price

\$1,030,000

Townhouse

x

Suburb

Carlton

Period - From

26/06/2022

to

25/06/2023

Source

REIV

#### 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
5802/160 Victoria Street, CARLTON 3053	\$761,310	12/01/2023
804/668 Swanston Street, CARLTON 3053	\$752,000	10/05/2023
204/3 York Street, FITZROY NORTH 3068	\$750,000	13/02/2023

This Statement of Information was prepared on:

26/06/2023 10:27