

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

310/525 Rathdowne Street, Carlton Vic 3053

Indicative selling price

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

Range between

\$475,000

&

\$515,000

Median sale price

Median price

\$425,000

Property Type

Unit

Suburb

Carlton

Period - From

01/07/2022

to

30/06/2023

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	109/495 Rathdowne St CARLTON 3053	\$515,000	26/07/2023
2	404/20 Reeves St CARLTON 3053	\$500,000	18/08/2023
3	G3/525 Rathdowne St CARLTON 3053	\$485,000	25/03/2023

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:

06/09/2023 17:50

310/525 Rathdowne Street, Carlton Vic 3053



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$475,000 - \$515,000

Median Unit Price

Year ending June 2023: \$425,000

Comparable Properties



109/495 Rathdowne St CARLTON 3053 (REI/VG)

Agent Comments

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Price: \$515,000

Method: Private Sale

Date: 26/07/2023

Property Type: Apartment



404/20 Reeves St CARLTON 3053 (REI)

Agent Comments

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Price: \$500,000

Method: Private Sale

Date: 18/08/2023

Property Type: Unit

G3/525 Rathdowne St CARLTON 3053 (VG)

Agent Comments

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Price: \$485,000

Method: Sale

Date: 25/03/2023

Property Type: Flat/Unit/Apartment (Res)