

14/121 Rathdowne Street, Carlton Vic 3053



1 Bed 1 Bath - Car
Property Type: Strata Unit/Flat
Indicative Selling Price
 \$595,000
Median House Price
 June quarter 2024: \$568,000

Comparable Properties



22/355 Rathdowne Street, Carlton 3053 (REI)

2 Bed 1 Bath 1 Car
Price: \$620,000
Method: Auction Sale
Date: 01/06/2024
Property Type: Unit
Agent Comments: Comparable size and location. Newer property Superior property



20/174 Lee Street, Carlton North 3054 (REI/VG)

2 Bed 1 Bath - Car
Price: \$620,000
Method: Sold Before Auction
Date: 11/05/2024
Property Type: Apartment
Agent Comments: Comparable size and location. Older complex Comparable property



2/461 Lygon Street, Carlton 3053 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$577,000
Method: Private Sale
Date: 15/04/2024
Property Type: Apartment
Agent Comments: Busy intersection Comparable size Inferio property

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

14/121 Rathdowne Street, Carlton Vic 3053

Indicative selling price

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

Range between \$595,000

Median sale price

Median price \$568,000

Unit x

Suburb Carlton

Period - From 01/04/2024

to 30/06/2024

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
22/355 Rathdowne Street, CARLTON 3053	\$620,000	01/06/2024
20/174 Lee Street, CARLTON NORTH 3054	\$620,000	11/05/2024
2/461 Lygon Street, CARLTON 3053	\$577,000	15/04/2024

This Statement of Information was prepared on:

22/08/2024