

995 Rathdowne Street, Carlton North Vic 3054



2 Bed 1 Bath 1 Car
Rooms: 3
Property Type: House
Land Size: 201 sqm approx
Indicative Selling Price
 \$1,400,000 - \$1,500,000
Median House Price
 19/04/2023 - 18/04/2024:
 \$1,300,000

Comparable Properties



57 Clarke Street, Northcote 3070 (REI)

2 Bed 1 Bath 1 Car
Price: \$1,425,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 205 sqm approx
Agent Comments: Inferior no car space Inferior condition Superior outside space sqm Similar attributes



730 Drummond Street, Carlton North 3054 (REI/VG)

2 Bed 1 Bath - Car
Price: \$1,415,000
Method: Sold Before Auction
Date: 15/12/2023
Property Type: House (Res)
Land Size: 131 sqm approx
Agent Comments: Comparable property and attributes Inferior condition internally Inferior aspect



33 Kay Street, Carlton 3053 (REI)

2 Bed 1 Bath - Car
Price: \$1,410,000
Method: Private Sale
Date: 30/12/2023
Property Type: House
Land Size: 121 sqm approx
Agent Comments: Inferior layout Inferior 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

995 Rathdowne Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,300,000 House x Suburb Carlton North

Period - From 19/04/2023 to 18/04/2024 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
57 Clarke Street, NORTHCOTE 3070	\$1,425,000	23/03/2024
730 Drummond Street, CARLTON NORTH 3054	\$1,415,000	15/12/2023
33 Kay Street, CARLTON 3053	\$1,410,000	30/12/2023

This Statement of Information was prepared on:

19/04/2024 10:26