

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

5/33 RATHDOWNE STREET CARLTON VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Carlton

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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 6 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

4/357-363 RATHDOWNE STREET CARLTON VIC 3053	\$970,000	30-Nov-21
3/214 NICHOLSON STREET FITZROY VIC 3065	\$1,025,000	17-Nov-21
21/300 KING STREET MELBOURNE VIC 3000	\$1,025,000	15-Nov-21

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 6 months.

This Statement of Information was prepared on: 16 March 2022



**4/357-363 RATHDOWNE STREET
CARLTON VIC 3053**

Sold Price

\$970,000

Sold Date

30-Nov-21



3



2



1

Distance

-



**3/214 NICHOLSON STREET
FITZROY VIC 3065**

Sold Price

\$1,025,000

Sold Date

17-Nov-21



2



2



2

Distance

-



**21/300 KING STREET MELBOURNE
VIC 3000**

Sold Price

Sold Date

15-Nov-21



2



1



1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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