

# 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

101/545 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)

Range between \$506,000 & \$529,000

### Median sale price

Median price \$571,250 Property Type Unit Suburb Carlton

Period - From 01/04/2021 to 31/03/2022 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	104/463 Brunswick St FITZROY NORTH 3068	\$530,000	04/03/2022
2	108/463 Brunswick St FITZROY NORTH 3068	\$520,000	12/03/2022
3	209/496-500 Brunswick St FITZROY NORTH 3068	\$515,000	12/02/2022

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:

14/06/2022 16:34



2   
 2   
 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$506,000 - \$529,000

**Median Unit Price**

Year ending March 2022: \$571,250

## Comparable Properties



**104/463 Brunswick St FITZROY NORTH 3068 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$530,000

**Method:** Private Sale

**Date:** 04/03/2022

**Property Type:** Apartment

**108/463 Brunswick St FITZROY NORTH 3068 (VG)**

Agent Comments

2   
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**Price:** \$520,000

**Method:** Sale

**Date:** 12/03/2022

**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit



**209/496-500 Brunswick St FITZROY NORTH 3068 (REI)**

Agent Comments

2   
 2   
 1

**Price:** \$515,000

**Method:** Private Sale

**Date:** 12/02/2022

**Property Type:** Apartment

**Account - VICPROP**