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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$506,000		&		\$529,000			
Median sale p	rice							
Median price	\$571,250	Pro	operty Type	Unit			Suburb	Carlton
Period - From	01/04/2021	to	31/03/2022		So	urce	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.

Ade	dress 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

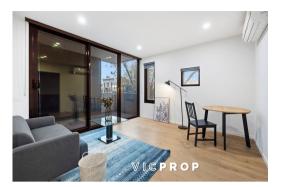
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

14/06/2022 16:34









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 Agent Comments (REI/VG)



Price: \$530,000 Method: Private Sale Date: 04/03/2022 Property Type: Apartment

108/463 Brunswick St FITZROY NORTH 3068 Agent Comments (VG)



Price: \$520,000 Method: Sale Date: 12/03/2022 Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



propertydata

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



Price: \$515,000 Method: Private Sale Date: 12/02/2022 Property Type: Apartment

Account - VICPROP



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