

## 118/49-51 Rathdowne Street, Carlton Vic 3053



**1 Bed 1 Bath 1 Car**

**Property Type:** Strata Unit/Flat

**Indicative Selling Price**

\$299,000

**Median House Price**

December quarter 2023: \$409,000

## Comparable Properties



### 402/318 Little Bourke Street, Melbourne 3000 (VG)

**1 Bed 1 Bath - Car**

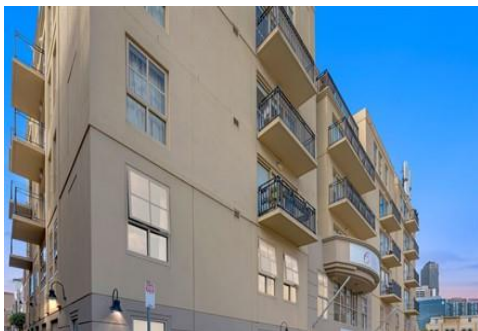
**Price:** \$300,000

**Method:** Sale

**Date:** 19/12/2023

**Property Type:** Flat/Unit/Apartment (Res)

**Agent Comments:** Located in an older historical building. Comparable property.



### 408/18 Finlay Place, Carlton 3053 (REI)

**1 Bed 1 Bath - Car**

**Price:** \$300,000

**Method:** Private Sale

**Date:** 08/12/2023

**Property Type:** Apartment

**Agent Comments:** Dated apartment complex and comparable location.



### 221/51-67 Rathdowne Street, Carlton 3053 (REI)

**1 Bed 1 Bath 1 Car**

**Price:** \$295,000

**Method:** Private Sale

**Date:** 30/01/2024

**Property Type:** Studio Apartment

**Agent Comments:** Located in the same complex, comparable 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

118/49-51 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)

Single price

\$299,000

#### Median sale price

Median price

\$409,000

Unit

x

Suburb

Carlton

Period - From

01/10/2023

to

31/12/2023

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
402/318 Little Bourke Street, MELBOURNE 3000	\$300,000	19/12/2023
408/18 Finlay Place, CARLTON 3053	\$300,000	08/12/2023
221/51-67 Rathdowne Street, CARLTON 3053	\$295,000	30/01/2024

This Statement of Information was prepared on:

043/04/2024