

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

16/359 Rathdowne Street, Carlton Vic 3053

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Carlton

Period - From 01/07/2019 to 30/09/2019 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	39/39 Rathdowne St CARLTON 3053	\$811,000	26/10/2019
2	26/121 Rathdowne St CARLTON 3053	\$705,000	17/08/2019
3	224 Elgin St CARLTON 3053	\$700,000	26/10/2019

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:

13/11/2019 09:05



 2  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

September quarter 2019: \$590,000

Comparable Properties



39/39 Rathdowne St CARLTON 3053 (REI)

Agent Comments

 2  1  1

Price: \$811,000

Method: Auction Sale

Date: 26/10/2019

Property Type: Apartment



26/121 Rathdowne St CARLTON 3053 (REI)

Agent Comments

 2  1  1

Price: \$705,000

Method: Auction Sale

Date: 17/08/2019

Rooms: 3

Property Type: Apartment



224 Elgin St CARLTON 3053 (REI)

Agent Comments

 2  1  2

Price: \$700,000

Method: Auction Sale

Date: 26/10/2019

Property Type: Apartment