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	16/359 Rathdowne Street, Carlton Vic 3053
Including suburb and	
postcode	

Indicative selling price

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

narige between \$090,000 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Range between	\$690,000	&	\$750,000
--	---------------	-----------	---	-----------

Median sale price

Median price	\$590,000	Pro	perty Type U	Jnit		Suburb	Carlton
Period - From	01/07/2019	to	30/09/2019	Sc	ource	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

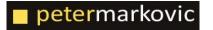
Add	dress of comparable property	Price	Date of sale
1	39/39 Rathdowne St CARLTON 3053	\$811,000	26/10/2019
2	26/121 Rathdowne St CARLTON 3053	\$705,000	17/08/2019
3	224 Elgin St CARLTON 3053	\$700,000	26/10/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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)

Price: \$811,000 Method: Auction Sale Date: 26/10/2019

Property Type: Apartment

Agent Comments



26/121 Rathdowne St CARLTON 3053 (REI)





Price: \$705,000 Method: Auction Sale Date: 17/08/2019 Rooms: 3

Property Type: Apartment

Agent Comments



224 Elgin St CARLTON 3053 (REI)





Price: \$700,000 Method: Auction Sale Date: 26/10/2019

Property Type: Apartment

Agent Comments

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017



